



Flat 2B, 51A Newport  
Uphill Lincoln. LN1 3DN

**BELL**

### NO ONWARD CHAIN!

This is a one bedroom flat, the last in a block of four, situated above the Ivy Tavern public house on Newport in the uphill area of the City, close to the Bailgate, Castle and Cathedral district. This flat is currently tenanted and as such, **internal photographs are not available**. The layout varies slightly to 2A with a compact but functional layout, maximising available internal space.



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# Flat 2B, 51 A Newport, Uphill Lincoln

## ACCOMMODATION

**Hallway** providing access to all principle rooms within the apartment; configured with bedroom positioned to one side and open plan lounge/kitchen and shower room to the other. Carpeted floor, ceiling mounted light fitting.

**Bedroom** a double bedroom positioned off the hallway; carpeted floor, window providing natural light and ventilation, electric storage heater installed. Sloping ceiling in part, ceiling light and power points.

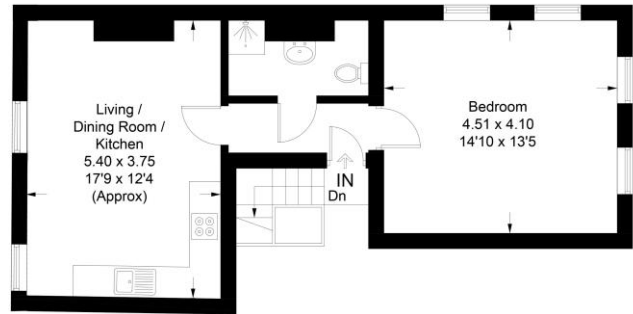
**Shower Room** accessed directly from the hallway; corner shower enclosure with glass doors and electric shower fitting, pedestal wash hand basin with chrome fittings and close coupled WC. Laminate flooring suitable for wet areas, wall mounted heated towel rail and flush mounted ceiling light.

**Lounge / Kitchen** providing open-plan living and kitchen area forming the main reception space; east-facing window providing good natural light with blinds, carpeted floor, electric storage heater, flush mounted ceiling light and power points.

**Kitchen Area** with L-shaped fitted layout, cream shaker-style wall and base units, wood-effect laminate worktops, stainless steel sink with drainer inset, Electra Induction hob and oven with extractor hood, space beneath for appliances. White brick-style tiled splash backs and extractor ventilation system.

Flat 2B

Approximate Gross Internal Area = 46.4 sq m / 499 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: C

**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Lincoln office  
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