



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

**BELL**

**NO ONWARD CHAIN!**

This is a first-floor one-bedroom apartment situated above The Ivy Tavern public house on Newport, one of four in a block. The apartment comprises one bedroom, one open-plan living room with kitchen area, and one shower room, operating on an all-electric system. The main reception room overlooks Newport with a westerly facing bedroom.



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# Flat 2A, 51A Newport, Uphill Lincoln

## ACCOMMODATION

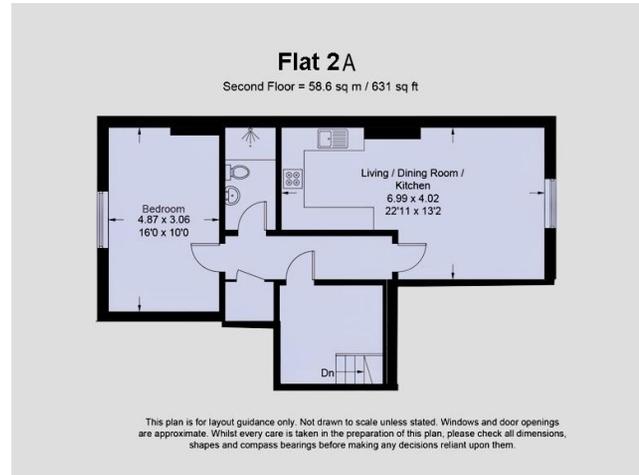
**Entrance Hallway** accessed directly from the main apartment door; carpeted floor, flush mounted ceiling light, access to accommodation including:

**Living Room / Kitchen Area** being open-plan living and kitchen area forming the principal reception space of the apartment of good size proportions, carpeted floor to living/dining area, wall mounted electric storage heater, flush mounted ceiling lights and power points. Double-glazed uPVC window with deep sill positioned along the east-facing elevation, overlooking Newport.

**Kitchen Area** positioned within a recessed section of the open-plan living room, creating a clearly defined cooking area; fitted with a range of modern cream shaker-style wall and base units having brushed chrome handles. Wood-effect laminate worktops arranged in a U-shaped configuration, providing extensive preparation space; space beneath for kitchen appliances, stainless steel sink with drainer and chrome mixer tap, Cooke & Lewis induction hob fitted into the work surface with stainless steel chimney-style extractor hood positioned above, Electra electric oven installed beneath. Vinyl flooring, gloss subway-style tiled splash back fitted throughout the kitchen, ceiling-mounted light and ventilation unit.

**Bedroom** a double bedroom positioned to the right-hand side upon entering the apartment from the main front door; accessed directly from the hallway, carpeted floor, sloping ceiling in part, single pendant light fitting positioned centrally and power points. Double-glazed uPVC window positioned along the west-facing elevation with deep sill with wall mounted electric storage heater beneath.

**Shower Room** accessed from the hallway and positioned off the left-hand side from the entrance area; corner shower enclosure with sliding glass doors and chrome frame with electric shower consistent with other apartments in the block; pedestal wash hand basin with tiled splash back and mirror fronted cabinet above, close coupled WC. Vinyl flooring, wall mounted electric heated towel rail, ceiling light with extractor unit.



Lincoln City Council – Tax band: A

ENERGY PERFORMANCE RATING: D Electric heating

**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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