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APARTMENT 6, 44 GREETWELL GATE, LINCOLN. LN2 4GG



Robert Bell & Company, 43 Silver Street, Lincoln, Lincolnshire LN2 1EH

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APARTMENT 6, 44 GREETWELL GATE, LINCOLN

This is a very high quality, well presented modern first floor apartment, in one of the most desirable apartment buildings in the uphill district of Lincoln.

The well laid out accommodation comprises; good sized Entrance Hall, an attractively appointed Kitchen, large Lounge Diner, Master Bedroom with a good sized En-suite, Bedroom 2 and a separate Shower/Cloaks room.

The apartment benefits from having a marvellous sun terrace, onto which the French doors of the Living/Dining room open.

The property management company manages the building and all the communal areas are presented and maintained to a very high standard. There is an excellent concierge service and private secure parking.

THE AREA

The apartment is just a short walk away from the cultural heart of the city, which is set around the castle and the cathedral, Steep Hill and the Bailgate shopping area. There is quick and easy access downhill into the city centre, which provides a very comprehensive range of shopping and social facilities, and the University of Lincoln with the main campus set around the Brayford Pool. There are both public and private schools in uphill Lincoln, offering nursery, primary and secondary education and Bishop Grosseteste University, all within walking distance of Greetwell Gate.

ACCOMMODATION

ENTRANCE HALL having an attractive oak style panelled door, built in boiler cupboard, egg & dart ceiling cornice. Inset ceiling spot light fittings, radiator, telephone point, smoke alarm sensor connected to the central alarm system and power points. Oak style panelled doors to all areas of accommodation including double doors through to:

LOUNGE DINER [23' 6" x 12' 1" (7.16m x 3.98m)] having a very attractive outlook and double glazed panelled doors with accompanying side panels onto the adjoining wall enclosed sun terrace. There is a glazed roof skylight with sunblind, attractive mock fireplace with oak style fire surround, marble style back and hearth and inset electric fire; egg & dart ceiling cornice, radiator, TV aerial point, inset ceiling spot light fittings and power points. To one end of the room there are attractively appointed oak style bookshelves with cupboard space below and radiator with decorative fretwork cover to one side. There is an interior oak framed window looking through to the adjoining kitchen



Lounge diner



KITCHEN [10' 1" x 6' 8" (3.07m x 2.03m)] having a good range of high quality maple wood base, drawer and cornice illuminated eye level units, granite work surface areas with stainless steel double sink unit inset, incised granite drainer to one side and integrated Bosch dishwasher and Bosch washing machine beneath, brushed steel style Bosch oven with drawer beneath, Neff induction hob to surface and accompanying cooker hood. To the end of the units is an integrated fridge/freezer and set to the corner is a good size pantry unit with wine rack beneath. Oak framed interior window to the lounge diner, wood style laminate floor covering, radiator, inset ceiling spot light fittings, extractor vent and heat sensor.



Kitchen

SHOWER/CLOAKROOM [8' 4" x 3' 9" (2.54m x 1.14m)] very attractively appointed having maple wood finishes comprising; wash hand basin set to granite topped vanity surround, large maple framed toiletry/dressing mirror with integral canopy and lighting above and low level WC with concealed cistern. Good size shower cubicle to one end with glazed doors, Triton mains pressure shower fitting and full height tiling. Wood style laminate floor covering, ceiling spot light fittings, ladder back style radiator/towel rail and extractor vent.



Shower/cloak room

MASTER BEDROOM [11' 11" x 10' 11" (3.63m x 3.32m) with **Lobby** [3' 11" x 3' 3" (1.19m x 0.99m)] of excellent proportions having a very pleasant northerly outlook over the enclosed terrace; ash detailed fitted wardrobe space across one wall, egg & dart ceiling cornice, radiator, inset ceiling spot light fittings and power points. Door to:



Master bedroom

EN-SUITE BATHROOM having maple wood detailing with appointment comprising; wash hand basin set to granite topped vanity surround with cupboard space below, large maple framed vanity/dressing mirror with canopy and spot light fitting above and low level WC with concealed cistern, Accompanying range of wall cupboard units; panelled bath set to one end of the room with Triton mains pressure shower fitting and full height tiling above. Ladder back style radiator/towel rail, electric shaver socket, inset ceiling spot light fittings and extractor unit.



En-suite bathroom

BEDROOM 2 [10' 6" x 9' 5" inclusive of fitted wardrobe space (3.20m x 2.87m)] having a very pleasant outlook over the terrace; detailed built in ash wood wardrobes, dressing table and overhead cupboard space with vanity mirror and wall light fittings. Egg & dart ceiling cornice, radiator and power points.



Bedroom 2

OUTSIDE

The apartment has exclusive use of the wall enclosed sun terrace which is of excellent proportions having raised brick and coped flowerbeds containing an attractive range of shrubs which include conifers, berberis, topiaried box and more. This terrace is sheltered with good size seating areas. From the metal railing to the north western corner of the terrace there are excellent views of the Cathedral up beyond Greetwell Gate.

There is ample room for provision of patio tubs, pots and patio furniture. There is an outside water tap.



Sun terrace

There is allocated parking for the apartment situated on the ground floor of the secure adjoining car park, a communal bin store and also a cycle store.

LEASEHOLD DETAILS:

The property has a concierge service for entry.

Lease: 999 years as from 1st January 2003

Ground rent: £150 per annum

Service charge: £118 pcm

All leaseholders have a share in the Management Company:

Greetwell Gate Management Company Ltd
44 Greetwell Gate
Lincoln
LN2 4GG

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, 43 Silver Street, Lincoln, LN2 1EH.
Tel: 01522 538888; Fax: 01522 589988;
Email: lincoln@robert-bell.org;
Website: <http://www.robert-bell.org>

ENERGY PERFORMANCE RATING: D

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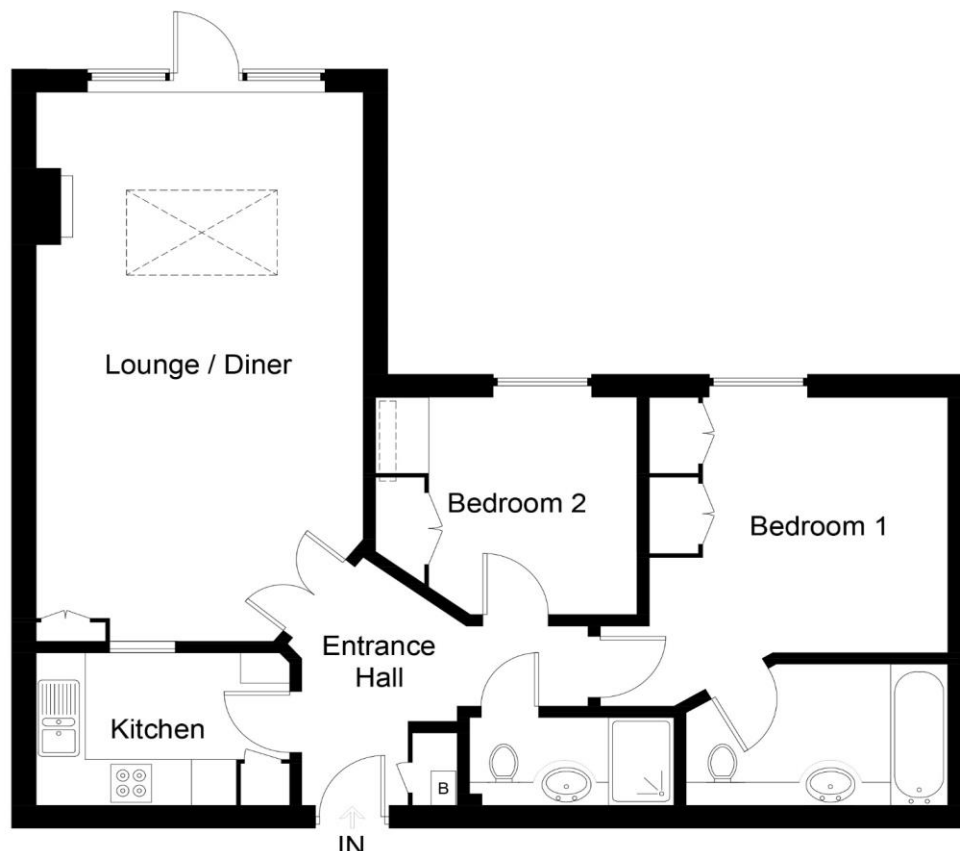
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any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

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