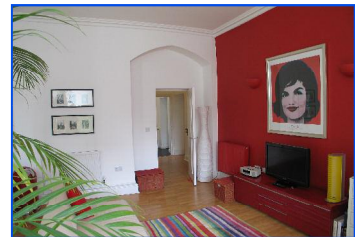
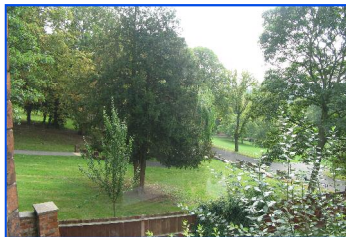


ROBERT BELL & COMPANY

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Town & City



FLAT 3, 14 LINDUM TERRACE, LINCOLN. LN2 5RT

This delightful, south-facing, ground floor apartment is very pleasantly located in the popular uphill area of Lincoln and has wonderful elevated views over the Arboretum park. It boasts high ceilings and is situated on the principal floor of this attractive Victorian city residence and comprises: Entrance Hall, Living/Dining/Kitchen with feature bay window providing a dramatic and elevated view over the communal garden and grounds of the Arboretum below, a good-sized Master Bedroom with high ceiling and appealing southern view, and Jack 'n' Jill access to the adjoining beautifully appointed Bathroom. The apartment also has access to pleasant communal gardens and communal car parking.

See the 360 degree Virtual Tour at <http://www.robert-bell.org/vt/80>

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THE AREA

The Apartment is located in uphill Lincoln within walking distance of the cultural heart of the city and near to the historic Cathedral and Castle district. Its close proximity to the County Hospital, College, Prison and University make it an ideal base for working professionals.

ACCOMMODATION

The main entrance door of the Apartment is accessed through a communal, architect-designed entrance lobby with security swipe card and intercom services, and a Victorian Gothic staircase leading to further apartments.

ENTRANCE HALL: with large walk in cloaks cupboard formerly separate toilet (enquire for further details of access for plumbing for wash hand basin and toilet), tiled floor, shelving and extractor unit. There is a built in cupboard containing the Worcester gas central heating boiler and space provided for automatic washing machine. There is wood style laminate floor covering, radiator, security access telephone and power points. Doors through to bathroom, bedroom and:



Living Dining Area



LIVING DINING KITCHEN [22' x 19' 1" (6.71m x 6.02m) max dimensions] a wonderful reception room with its large bay window providing marvellous views down across the communal grounds of the property and beyond into the Arboretum park with its bandstand to the south. This quite dramatic room has high ceiling level with deep moulded cornice work, wood style laminate floor covering to the living/dining area and open access into the well presented galley kitchen comprising: single drainer stainless steel sink unit with cupboard space and concealed NEFF dishwasher below; area of fitted work surface to one side with concealed refrigerator and wine rack below. To the opposite side of the sink unit the fitted work surface extends around the walls with concealed NEFF freezer, drawer and cupboard space, NEFF brushed steel style cooker and gas hob to surface, accompanying brushed steel splash back and cooker hood above with range of wall-cupboard space. There is tiled flooring within the kitchen area, inset ceiling spotlight fittings and downlighters in part below the wall units, extractor unit and within the room as a whole three radiators, telephone point and more than ample power points.



Kitchen Area



Bathroom

BATHROOM [11' 3" x 5' 11" (3.43m x 1.8m) narrowing in part to 3' 6" (1.07m)] very attractively

presented with a pleasant northerly view over the communal car parking area to the tree shaded area of Lindum Terrace. It has a high ceiling inset with spotlights, a newly renovated, original Victorian ball-and-claw footed cast iron free-standing bath with original bottle taps, accompanying Triton shower fitting above, and an appealing tiled wall finish. There is also a pedestal wash basin with tiled splash back, low level WC and extractor unit. Jack 'n' Jill door through to

BEDROOM [11' 9" x 11' 4" (3.58m x 3.45m)] with double-glazed windows to 2 sides having a southerly view over the Arboretum park, city and countryside beyond, and a northerly outlook over the car parking area onto leafy Lindum Terrace. There is a high pitched ceiling with exposed, painted wood purlins, wood- style laminate floor covering, radiator, wall-light fittings and power points. There is a Jack 'n' Jill door through to the bathroom and a separate door into the hallway.

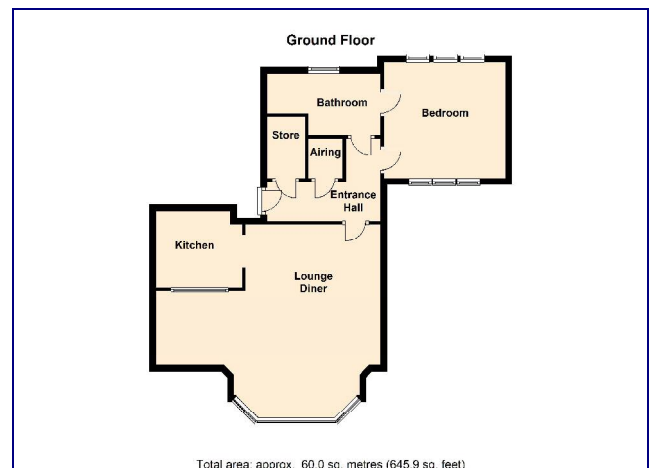
communal parking spaces and access around the eastern elevation of the house down into the pleasant communal garden adjoining the Arboretum.



Arboretum View



Bedroom



Total area: approx. 60.0 sq. metres (645.9 sq. feet)

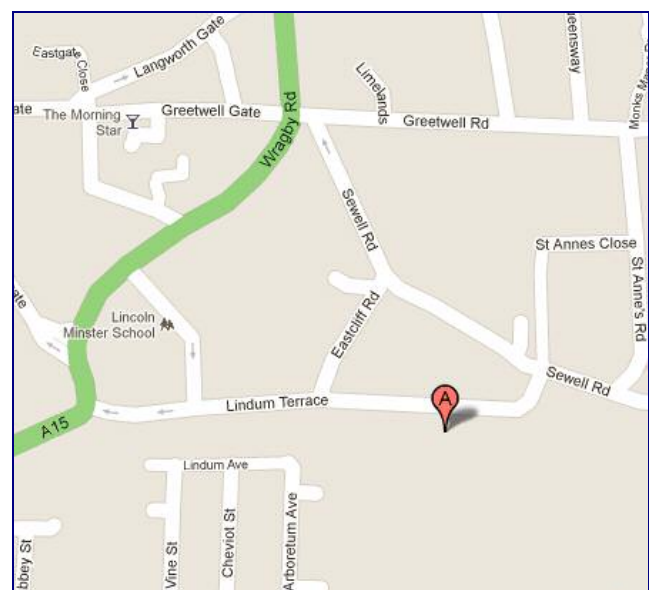
Floor Plan

OUTSIDE

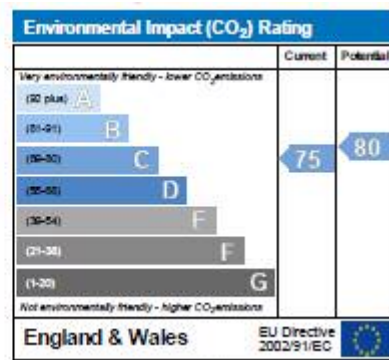
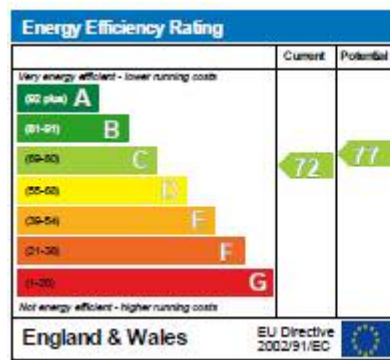


Rear View of Property

With ample 'dusk til dawn' security lights and one main security light that illuminates the front of the building and car park at night. There are



Site Location – marker depicts centre of postcode area



EPC Certificates

NOTE:

Leasehold: 118 years (from 02.06.2004)

Ground Rent: £125 per annum

Maintenance charge: £105.63 per month which includes buildings insurance, gardening, cleaning of communal areas, external window cleaning, accountant's charges etc.

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>

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Call 01522 538888 to book an appointment.



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