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Town & City



74 WILLIAMSON STREET, LINCOLN. LN1 3DL

This is a well presented first floor apartment situated within easy reach of the centre of the city of Lincoln and walking distance for most of the Bailgate shopping area, Castle and Cathedral district.

The accommodation comprises open plan lounge, dining/kitchen, two bedrooms and bathroom.

The apartment has an allocated secure garage and communal garden. **NO CHAIN**

See the 360 degree Virtual Tour at <http://www.robert-bell.org/vt/74>

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ACCOMMODATION

From communal landing main entrance door providing access to:

ENTRANCE HALLWAY having built in cloaks cupboard, built in airing cupboard containing hot water cylinder and immersion heater; wood style laminate floor covering, coving and radiator.

LOUNGE AREA [15' 9" x 14' 10" (4.8m x 4.52m) narrowing in part to 10' 9"(3.28m)] enjoying a southerly outlook through the glazed door providing access onto the balcony with views out towards Lincoln Cathedral; of good proportions with coving, ceiling rose, wood style laminate floor covering, radiator, and power points. Open archway through to:

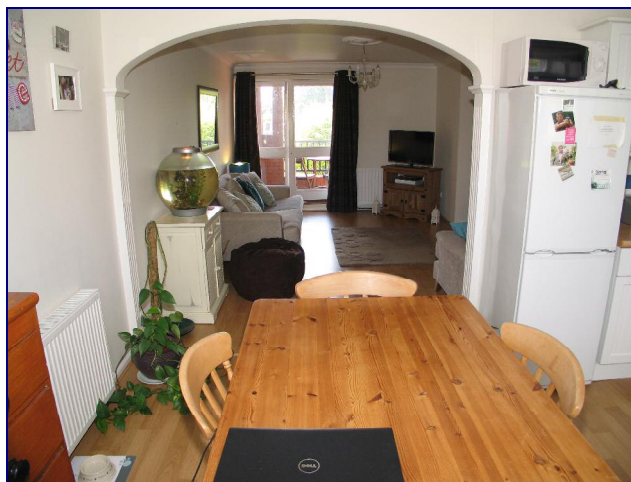


Lounge

DINING KITCHEN [14' 10" x 10' 6"(4.52m x 3.2m)] having a pleasant view out over Williamson Street and having a good range of fitted units comprising; single drainer one and half bowl sink unit with cupboard space and room for automatic washing machine below. There is a further area of fitted work surface extending around two walls with a range of drawer and cupboard space beneath, space between units for electric cooker and cooker hood above with accompanying wall cupboard space. To the end of these units there is room to one side for an upright fridge/freezer and to the opposite side there is a large storage/pantry cupboard also containing the Alpha gas central heating boiler. There is a good size area for dining to one side of the kitchen area, wood style laminate flooring, radiator and power points.



Kitchen area



Bedroom 2

BEDROOM 1 [10' 6" x 9' 6"(3.2m x 2.9m)] enjoying a southerly outlook over the rear of the apartment complex with coving, radiator with attractive radiator cover and power points.



Bedroom 1

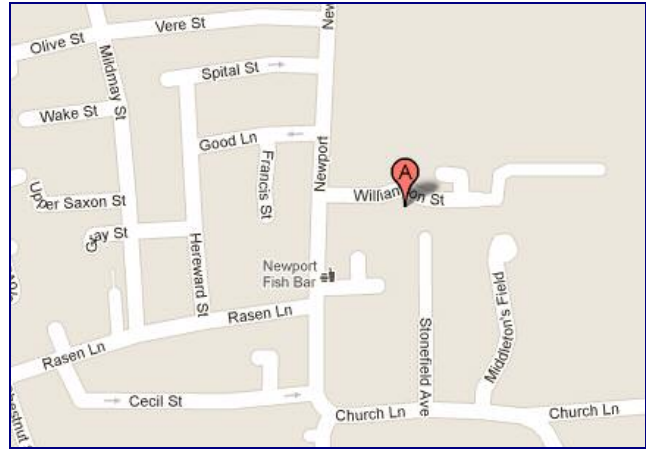
BATHROOM [6' 6" x 6'(1.98m x 1.83m)] having panelled bath with Triton Trance shower, accompanying wall tiling and shower curtain rail above; contemporary style wash hand basin, low level WC, wall mounted toiletry cupboard, tiled

floor, ladder back style towel rail/radiator and extractor unit.

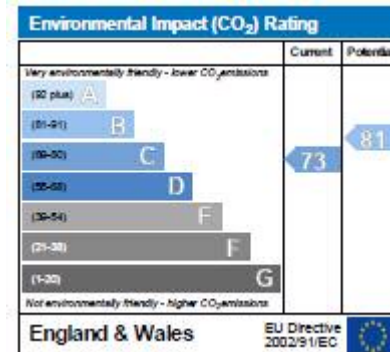
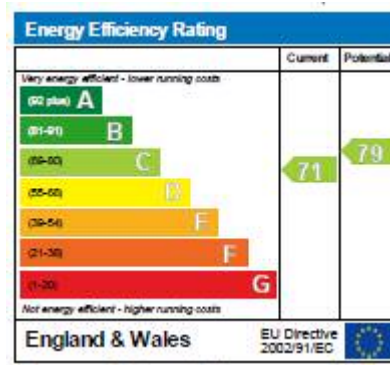
BEDROOM 2 [9' 5" x 8' 7" (2.87m x 2.62m)] having a northerly over Williamson Street, coving, radiator with attractive radiator cove and power points.

OUTSIDE

The first floor apartments are approached through an open archway in the building through to the rear. In the archway to the building the apartment possesses it's own garage with roller blind door. Just beyond the opening of the passageway there is the communal entrance door to the stairwell up to the attractive first floor apartment. To the rear there is an attractively presented garden area with lawn and well stocked flowerbeds and borders, over which the apartment has a view down from the south facing balcony.



Marker depicts centre of postcode area



EPC Certificates

NOTE:

Leasehold: 999 years

Maintenance costs: £200 every 6 months



Communal Garden



Garage

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.

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Brochure re-printed 31. 5.12

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Call 01522 538888 to book an appointment.



Chartered Surveyors, Auctioneers, Land & Estate Agents

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