



Flat 1B, 51A Newport  
Uphill Lincoln. LN1 3BN

**BELL**

**NO ONWARD CHAIN!**

This is a first-floor one-bedroom apartment situated above The Ivy Tavern public house on Newport, located on the first-floor landing directly opposite Flat 1A. The apartment is currently used as a short-term let (Airbnb accommodation). There is a communal entrance lobby leading to a carpeted staircase rising to the first-floor landing. The property comprises, one bedroom, one open-plan living room with kitchen area, and one shower room, operating on an all electric system.



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# Flat 1B, 51A Newport, Uphill Lincoln

## ACCOMMODATION

**Entrance Hallway** accessed directly from the communal first-floor landing; carpeted floor, flush mounted LED ceiling light, access to accommodation including:

**Living Room / Kitchen Area** having open-plan layout forming the main reception area of the apartment, carpeted floor to living and dining areas, double-glazed uPVC window with blind positioned along the east-facing elevation. Wall-mounted electric heater, ventilation outlet positioned along the external wall, assisting with airflow, flush mounted LED ceiling lights and power points.

**Kitchen Area** positioned within a recessed section of the open-plan living space, fitted with a range of modern cream shaker-style wall and base units finished with brushed chrome handles, additional open shelving, wood-effect laminate worktops arranged in an L-shaped configuration. Stainless steel sink with integrated drainer and chrome mixer tap, Cooke & Lewis induction hob inset to work surface with stainless steel chimney-style extractor hood positioned above; Electra electric oven installed beneath the hob, space available for additional white goods / small appliances. Vinyl flooring, gloss subway-style ceramic tiled splash back installed behind the worktops, ceiling-mounted lighting and ventilation unit.

**Bedroom** a double bedroom positioned to the right-hand side upon entering the apartment; carpeted floor, electric Storage Heater, double-glazed uPVC window positioned along the east-facing elevation. recessed wall section suitable for storage or furniture placement, flush mounted LED ceiling light.

**Shower Room** with modern fitment comprising; corner shower enclosure with sliding glass doors and chrome frame and electric shower, pedestal wash hand basin with wall mounted mirror above and pedestal wash hand basin and close coupled WC. Obscure uPVC window with blind, water resistant vinyl flooring, tiled splash backs, glass shelf below mirror, flush mounted LED ceiling light.

Flat 1B



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 (tbc)

ENERGY PERFORMANCE RTAING: 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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