

Apartment 1.7, Thorngate House, St. Swithins Square, Lincoln, Lincolnshire

Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, walls and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 71.4 sq. metres (768.7 sq. feet)



Apartment 1.7, Thorngate House, St. Swithins Square, Lincoln, Lincolnshire, LN2 1HA

£200,000 Leasehold

A superb two-bedroom first-floor flat, ideally situated on St Swithin’s Square in the heart of Lincoln. The property has been fully refurbished throughout and offers stylish, ready-to-move-into accommodation extending to approximately 750 sq ft, with the added benefit of an exceptionally generous private balcony.

Fully Refurbished First-Floor Flat | Two Double Bedrooms | Principal Bedroom With En-Suite | Large Family Bathroom | Spacious Open-Plan Kitchen And Living Room | Bosch Oven And Ceramic Hob | Newly Fitted Wood Flooring | Generous Private Balcony | Central Lincoln Location Near St Swithin’s Square



accommodation, two bathrooms and impressive outside space, this attractive property would make an ideal home for first-time buyers, professionals or investors.

ACCOMMODATION

Entrance Hall

Kitchen Living Room - 23'7" x 11'2" (7.2m x 3.4m)

Master Bedroom - 14'4" x 8'8" (4.37m x 2.64m)

En-Suite Shower Room

Bedroom 2 - 9'2" x 9'1" (2.8m x 2.77m)

Bathroom

Balcony - 16'8" x 12'9" (5.08m x 3.89m)

Parking - The property offers secure residents parking.

The centrepiece of the flat is the bright and spacious open-plan kitchen and living room, offering plenty of space to relax, dine and entertain. The contemporary fitted kitchen features a Bosch oven, Bosch ceramic hob, a good range of storage and a practical breakfast bar, which has been thoughtfully incorporated to maximise the living space. Newly fitted wood flooring runs throughout the hallway and continues seamlessly into the kitchen and living area. French doors provide plenty of natural light and open directly onto the large balcony, creating a fantastic outdoor seating and entertaining space rarely found with a city-centre flat.



LOCAL AUTHORITY

Lincoln City Council

TENURE

Leasehold

COUNCIL TAX BAND

C

The principal bedroom is a well-proportioned double and benefits from its own modern en-suite shower room. There is a further comfortable double bedroom, together with a particularly spacious family-style bathroom fitted with both a bath and separate shower enclosure.



Finished in a fresh, neutral style throughout, the flat is conveniently placed for Lincoln city centre, with its excellent range of shops, restaurants, bars and local amenities all within easy reach. Offering generous

