



High Street  
Lincoln  
LN5

Offers in Excess of £90,000

bettermove 

# High Street Lincoln

Bettermove are proud to present this 2 bedroom flat in Lincoln.

The property benefits from double glazing, and gas central heating throughout, with on street parking available to the rear of the property.

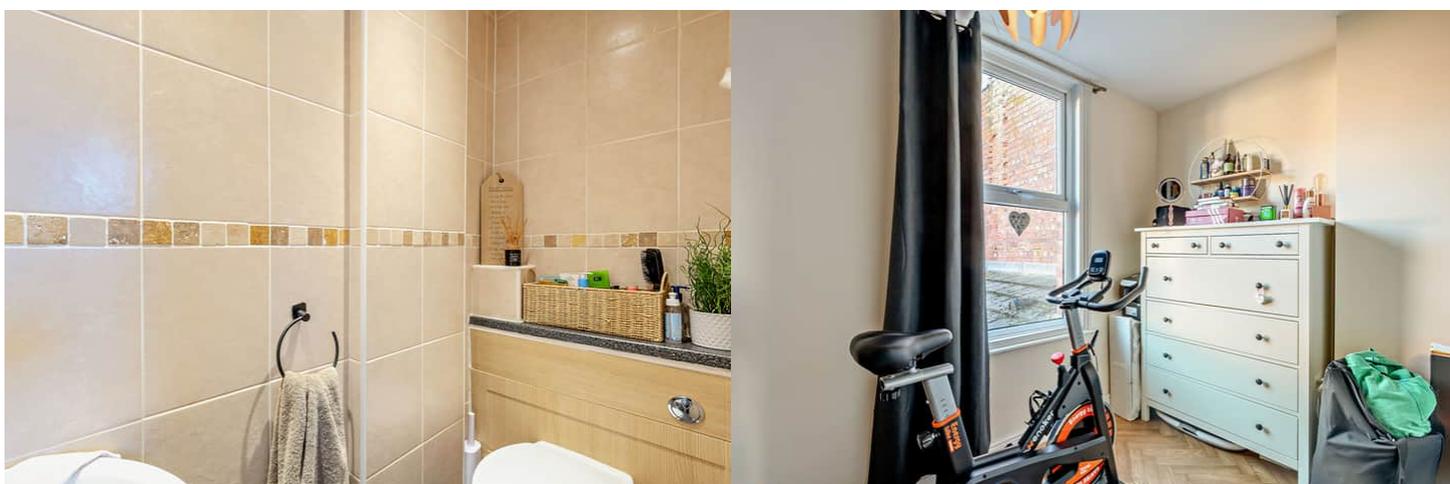
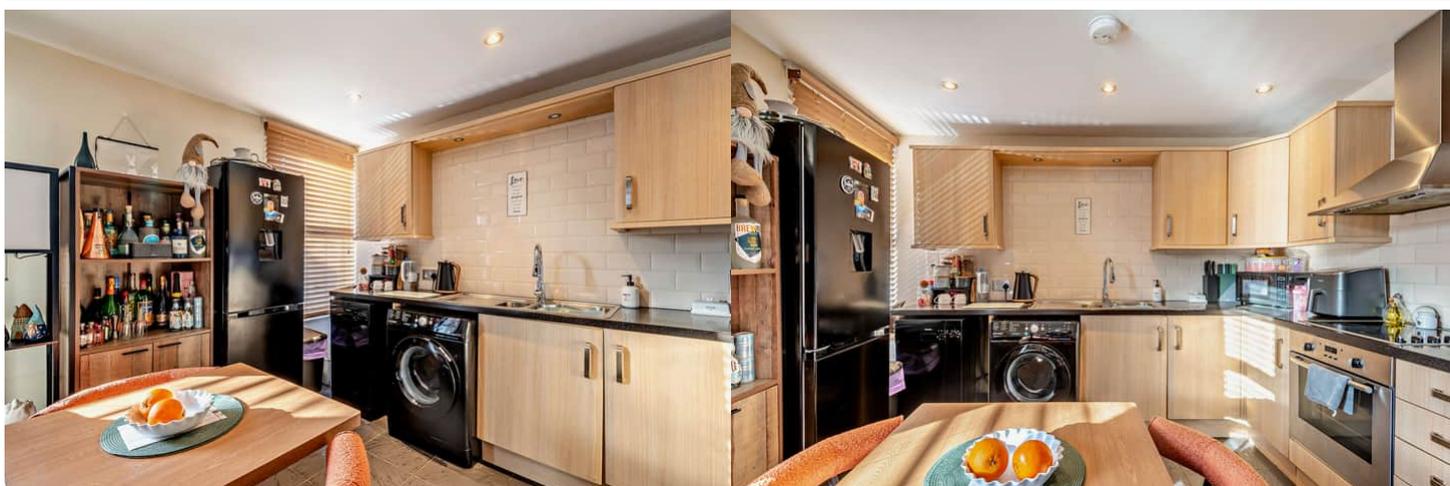
The council tax band is A.

This is a leasehold property with 78 years remaining on the lease.

The interior of this beautifully presented, first floor property comprises a spacious, open-plan living/kitchen area, WC, and the second bedroom. A spiral staircase leads to the second floor, which houses the master bedroom, complete with a shower.

Located in the popular city of London, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Lincoln Train Station, a variety of local bus routes, and quick access to the A15.

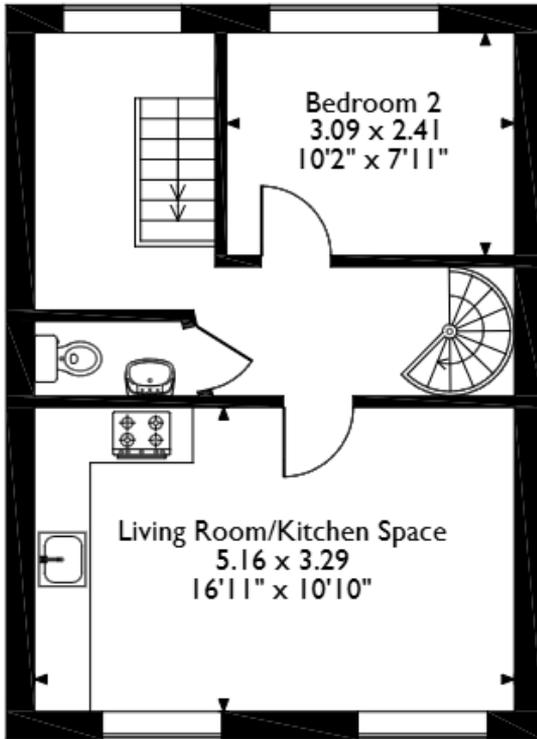
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



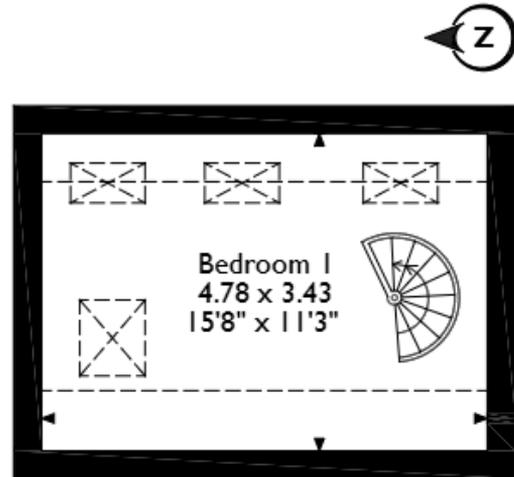
# High Street, Lincoln, Lincolnshire

## Approximate Gross Internal Area

### 49 Sq M/527 Sq Ft



**First Floor**



**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating                           |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92+) <b>A</b>                                     |         |                         |
| (81-91) <b>B</b>                                   |         |                         |
| (69-80) <b>C</b>                                   |         |                         |
| (55-68) <b>D</b>                                   |         | 66                      |
| (39-54) <b>E</b>                                   | 51      |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| <b>England, Scotland &amp; Wales</b>               |         |                         |
|  |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |         |                         |
| (92+) <b>A</b>  |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>  |         |                         |
| (55-68) <b>D</b>  |         |                         |
| (39-54) <b>E</b>  |         | 57                      |
| (21-38) <b>F</b>  | 47      |                         |
| (1-20) <b>G</b>   |         |                         |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |         |                         |
| <b>England, Scotland &amp; Wales</b>                                  |         |                         |
|   |         | EU Directive 2002/91/EC |



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.