



157 Angelica Road
Lincoln, Lincolnshire, LN1 1BE

Offers Over
£150,000

2 Bedroom Apartment

- Leasehold
- EPC Rating - B, Council Tax Band - B
- Two double bedrooms
- Excellent move in ready condition throughout
- Second floor apartment
- Allocated parking space
- Balcony
- Sought after city location
- Cathedral and Riverside views
- Large windows offering plenty of natural light
- Potential Rental Income of £900pcm

[Click here to access the Energy Performance Certificate for 157 Angelica Road, Lincoln, Lincolnshire, LN1 1BE](#)



Overview

This immaculately presented second-floor apartment is offered in ready-to-move-in condition and enjoys exceptional views, including a stunning outlook towards the Cathedral as well as attractive waterside views.

The property first features a spacious entrance hall and a well-presented open-plan living area. The walk-in storage cupboard off the hall offers excellent practicality, complete with a hanging rail and shelving. This living space additionally benefits from a large rear-facing window, a desirable feature unique to select apartments in the development, allowing for excellent natural light. Two well proportioned bedrooms and a modern bathroom with double shower complete the internal layout.



With a balcony and views of the river, this makes an excellent opportunity to purchase a modern apartment in a sought-after area. Further benefits include an allocated parking space, a convenient lift and designated bike rack. With easy access to local amenities, transport links, and Lincoln city centre this is an ideal home for first-time buyers, professionals, or investors.

Our lettings team have valued this property in the region of £900pcm, if you are wanting more information on investing, finding a tenant or property management, please do get touch with our lettings specialists on 01522518293 or lettings@pygott-crone.com.

Agents Note: The annual service charge and ground rent stands at approximately £1500, with 985 years remaining on the lease.



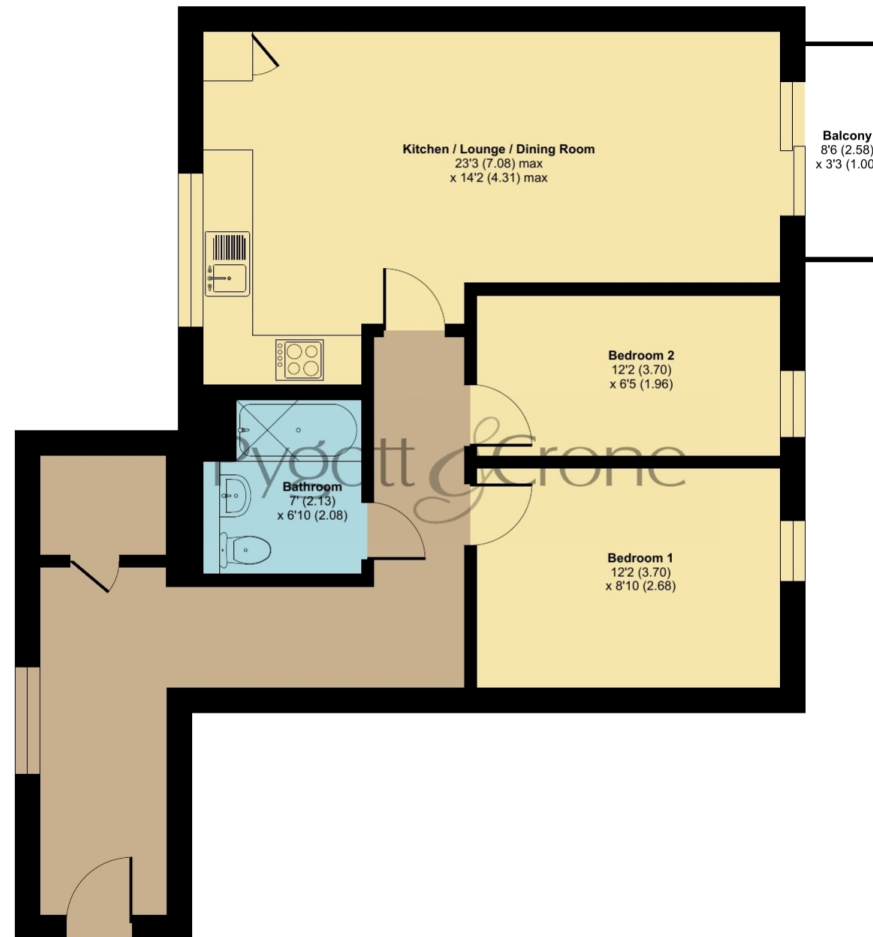




Angelica Road, Lincoln, LN1

Approximate Area = 713 sq ft / 66.2 sq m

For identification only - Not to scale

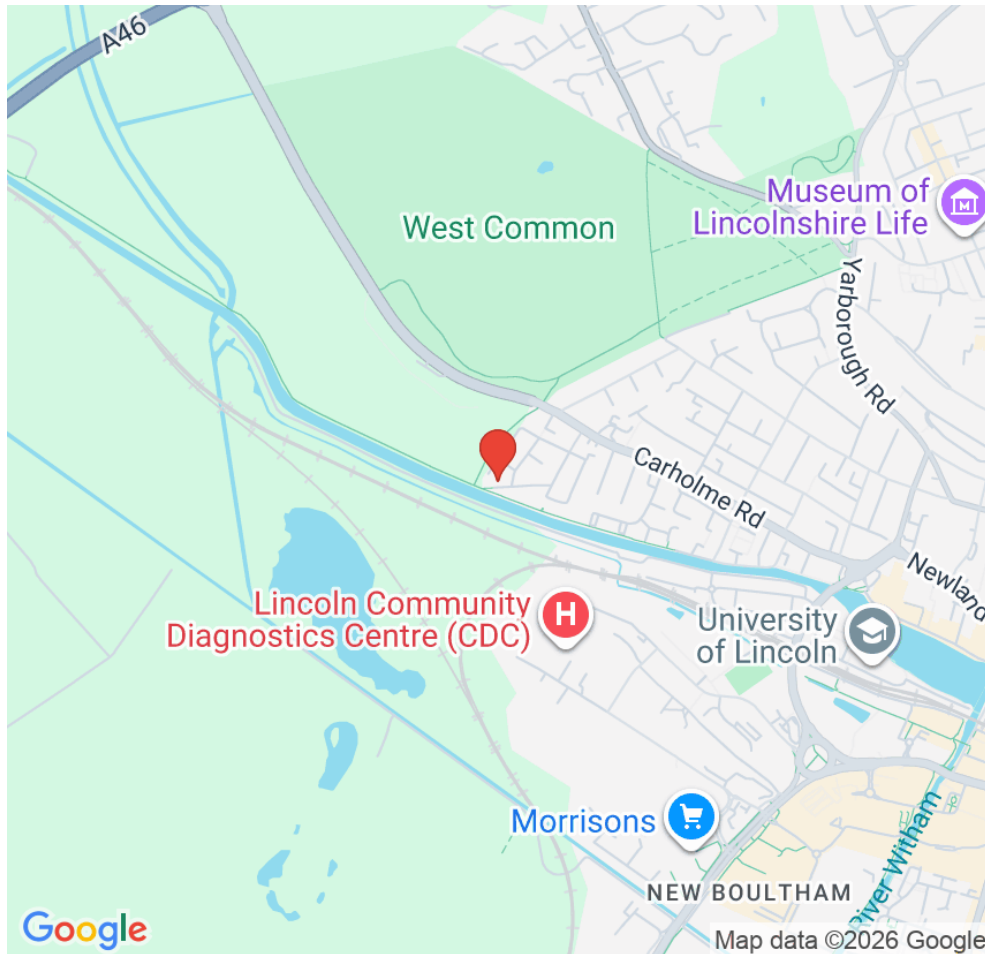


SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1397124



Location



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is on the market with our Lincoln branch

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