



Apartment 4.2, Thorngate House, St.
Swithins Square
Lincoln, Lincolnshire, LN2 1HA

Guide Price
£150,000

2 Bedroom Apartment

- Leasehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- Fourth Floor Apartment
- Two Bedrooms
- Secure Allocated Parking Space
- Concierge, Lift & Key Fob Entry
- Family Bathroom & En-Suite
- City Centre Location
- No Onward Chain
- EPC Rating - C, Council Tax Band - D

Click here to access the Energy Performance Certificate for Apartment 4.2, Thorngate House, St. Swithins Square, Lincoln, Lincolnshire, LN2 1HA



Overview

For Sale by the Modern Method of Auction - T & Cs Apply

A spacious fourth floor apartment which is being sold with the added benefit of having no onward chain as well as allocated parking located in an ideal position within Lincoln City Centre being a short walk away from a fantastic range of local amenities.



The building benefits from secured fob entry, concierge service and lift access to hallways as well as stairs. The accommodation on offer includes Entrance Hallway with fitted storage cupboards, modern open plan Kitchen Dining Living Area with fitted appliances as well as two double Bedrooms, one with En-suite Shower Room as well as a well sized Bathroom with separate shower cubicle and hot towel rail.

The property also comes with the added benefit of a balcony area overlooking St Swithins Church and the Cathedral beyond as well as views into the city. The apartment further benefits from a covered secure allocated parking space. Lincoln's High Street is just a short walk away as well as being within easy reach of the Bailgate & Cathedral quarter. Transport links such as Bus & Rail Station are also well within reach making the property ideal for commuters as well as having excellent rental potential for investors.

Agent's Note - We have been advised by the current owner that the property is leasehold with approx. 982 years remaining on the lease. The costs per annum for ground rent and service charge is approximately £2,034.24.

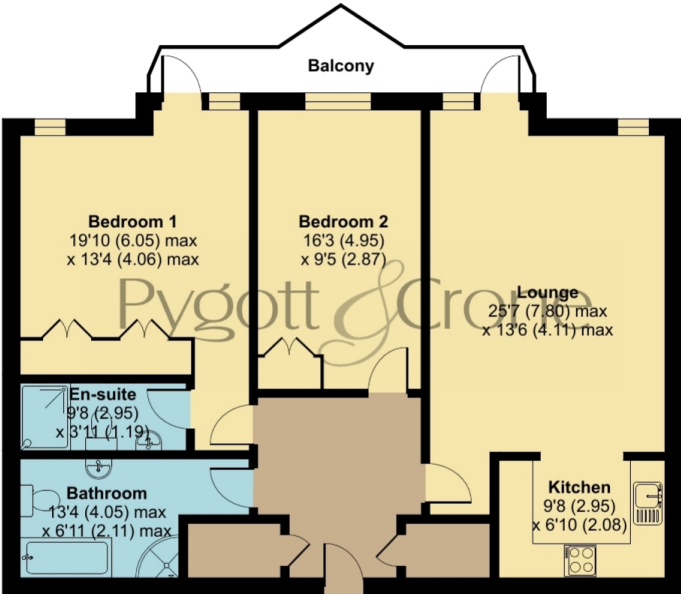




St. Swithins Square, Lincoln, LN2

Approximate Area = 990 sq ft / 92 sq m

For identification only - Not to scale



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2025. Produced for Pygott & Crone. REF: 1310516



Apartment 4.2, Thorngate House, St. Swithins Square, Lincoln, Lincolnshire, LN21HA

BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Entrance Hall



Location



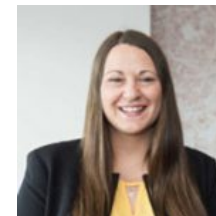
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Apartment 4.2, Thorngate House, St. Swithins Square, Lincoln
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

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