

Pygott & Crone

163 Angelica Road

Lincoln, Lincolnshire, LN1 1BE

Offers Over

£150,000

2 Bedroom Flat

- Leasehold
- Two double bedrooms
- Third floor apartment
- Balcony with river views
- Allocated parking space
- Sought after city location
- Immaculately presented
- No onward chain

Click here to access the Energy Performance Certificate for 163 Angelica Road, Lincoln, Lincolnshire, LN1 1BE





Overview

Occupying a fantastic position on the top floor, this well-presented two-bedroom apartment is offered in excellent condition, making it an ideal purchase for first-time buyers, professionals, or investors alike.

The accommodation is thoughtfully designed, beginning with a spacious entrance hall that leads into a bright open-plan living area. The living space is further enhanced by a large rear-facing window, offering fantastic views of the river.

There are two well-proportioned bedrooms, both beautifully presented, along with a stylish modern bathroom.





Stepping outside, the private balcony offers the perfect place to relax and take in the peaceful river views. Further benefits include an allocated parking space, lift access, and a designated bike rack.

Ideally situated within easy reach of local amenities, excellent transport links, and Lincoln city centre, this superb apartment presents an outstanding opportunity for first-time buyers, professionals, downsizers, or investors seeking a modern home in a highly desirable location.

Agents Note: The annual service charge, ground rent and buildings insurance stands at approximately £1200, with 985 years remaining on the lease.













Angelica Road, Lincoln, LN1

Approximate Area = 592 sq ft / 54.9 sq m

For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Pygott & Crone. REF: 1498831

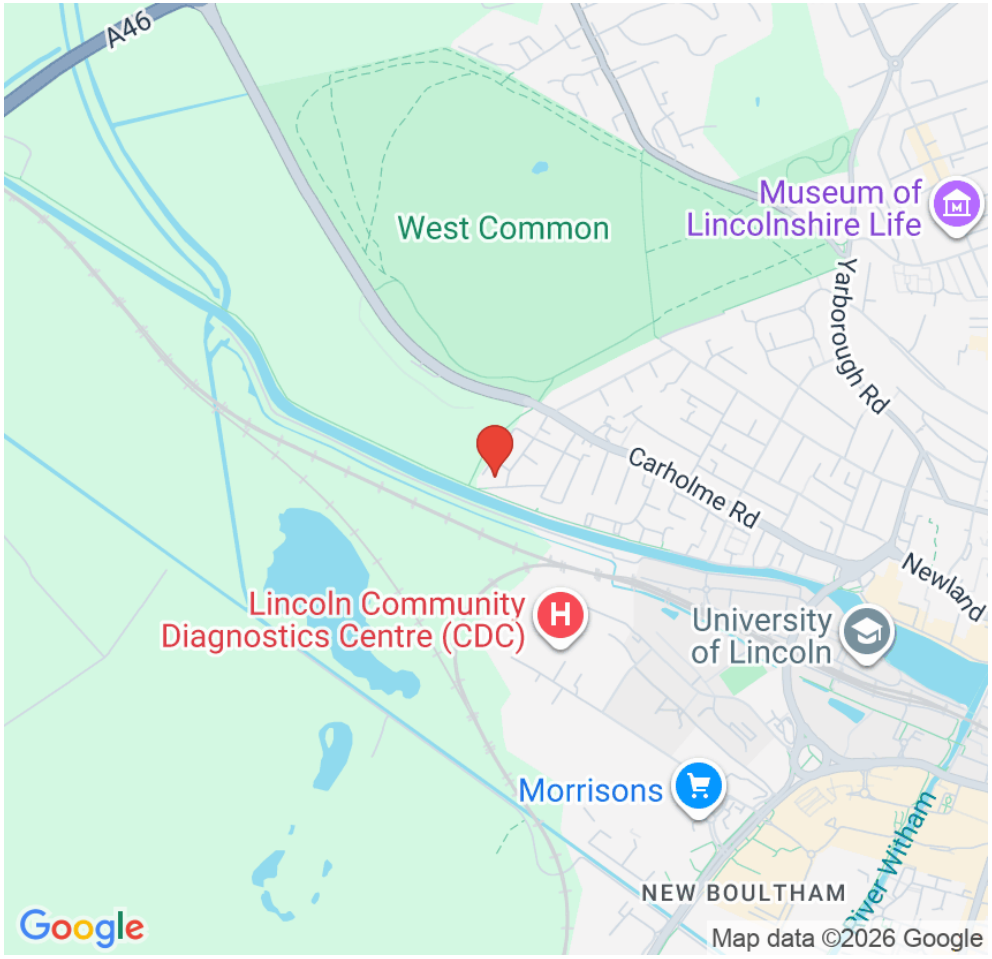








Location



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Tommy Luff

Mortgage Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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Pygott & Crone

163 Angelica Road, Lincoln
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

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