



163 Angelica Road
Lincoln, Lincolnshire, LN1 1BE

£160,000

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). © nchecon 2026. Produced for Pygott & Crone. REF: 1498831



Location



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is on the market with our Lincoln branch

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