



Apartment 4.5, Thorngate House, St. Swithins Square

Lincoln, Lincolnshire, LN2 1HA

£169,000

2 Bedroom Apartment

- Leasehold
- Fourth Floor Apartment
- Two Double Bedrooms
- 4-Piece Family Bathroom
- Secure Allocated Parking Space
- Concierge Service
- Secure Fob Entry & Intercom
- Lift To All Floors
- EPC Rating - C, Council Tax Band - B

Click [here](#) to access the Energy Performance Certificate for Apartment 4.5, Thorngate House, St. Swithins Square, Lincoln, Lincolnshire, LN2 1HA



Overview

Pygott & Crone are delighted to present this spacious City Centre fourth floor apartment benefiting from having an allocated parking space and being a short walk away from a fantastic range of local amenities.

The building benefits from secured key-fob entry & intercom, 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, and a generous four piece Bathroom with separate shower cubicle and hot towel rail.



The property also comes with the added benefit of a balcony area with East Facing Views and a 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 and for working from home.

Parking: Allocated Secure Parking Space

Agent's Note: Leasehold apartment with approximately 980 years remaining on the lease. The service charge is approximately £250 per month and includes concierge service (8am–3pm, five days a week), building insurance, and window cleaning.

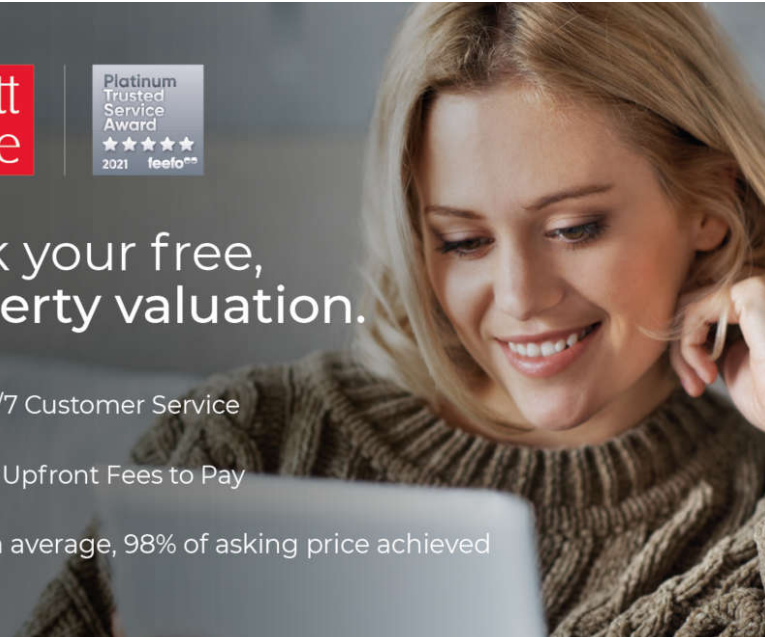







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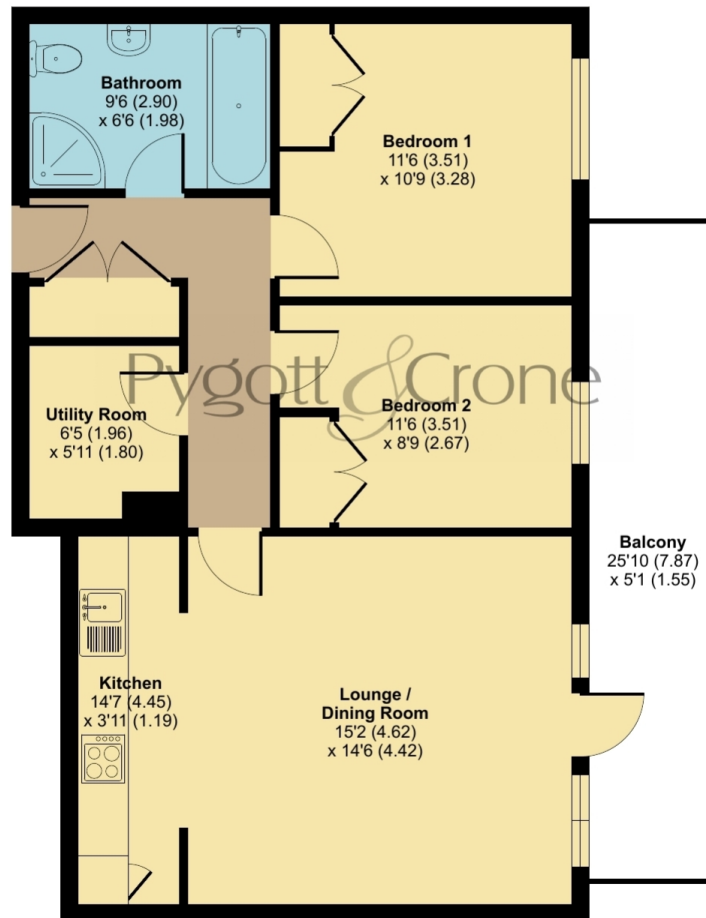
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St Swithins Square, Lincoln, LN2

Approximate Area = 710 sq ft / 66 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Pygott & Crone. REF: 895610

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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is on the market with our Lincoln branch

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