

Pygott & Crone

Apartment 3.2, Thorngate House, St. Swithins Square

Lincoln, Lincolnshire, LN2 1HA

Offers Over

£200,000

2 Bedroom Apartment

- Leasehold
- No Onward Chain
- Third Floor Apartment
- Secure Fob Access Building
- Concierge Service
- Allocated Parking Space
- Two Double Bedrooms
- En-Suite Shower & Main Bathroom
- Excellent Central Location
- EPC Rating - C, Council Tax Band - B

Click here to access the Energy Performance Certificate for Apartment 3.2, Thorngate House, St. Swithins Square, Lincoln, Lincolnshire, LN2 1HA





Overview

A spacious third floor apartment with secure allocated parking located in an ideal position within Lincoln's 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 generously 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 views into the city and an allocated secured 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. 995 years remaining on the lease. The approximate costs per annum for the ground rent and service charge is £3,759









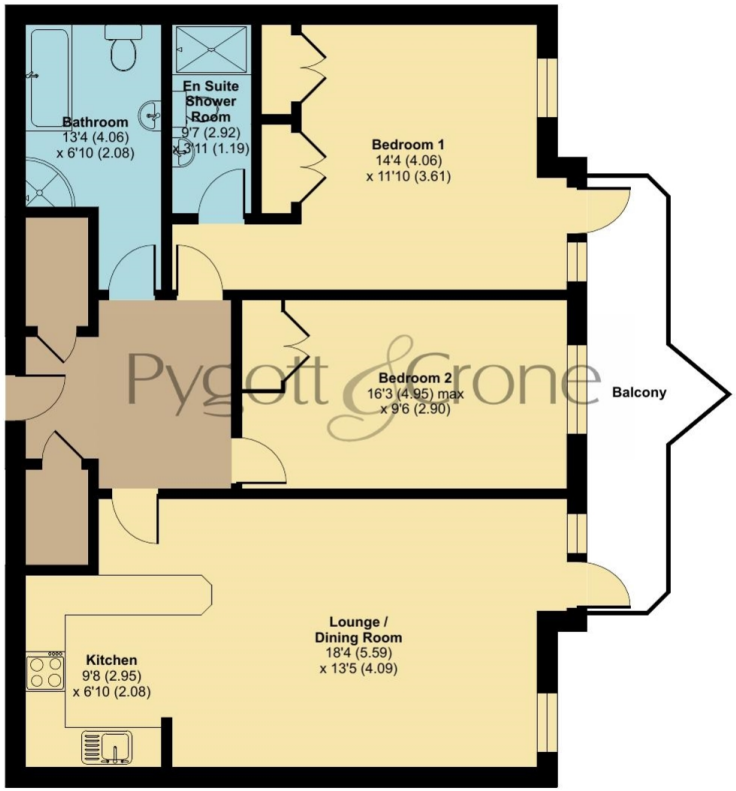




St. Swithins Square, Lincoln, LN2

Approximate Area = 991 sq ft / 92.1 sq m

For identification only - Not to scale



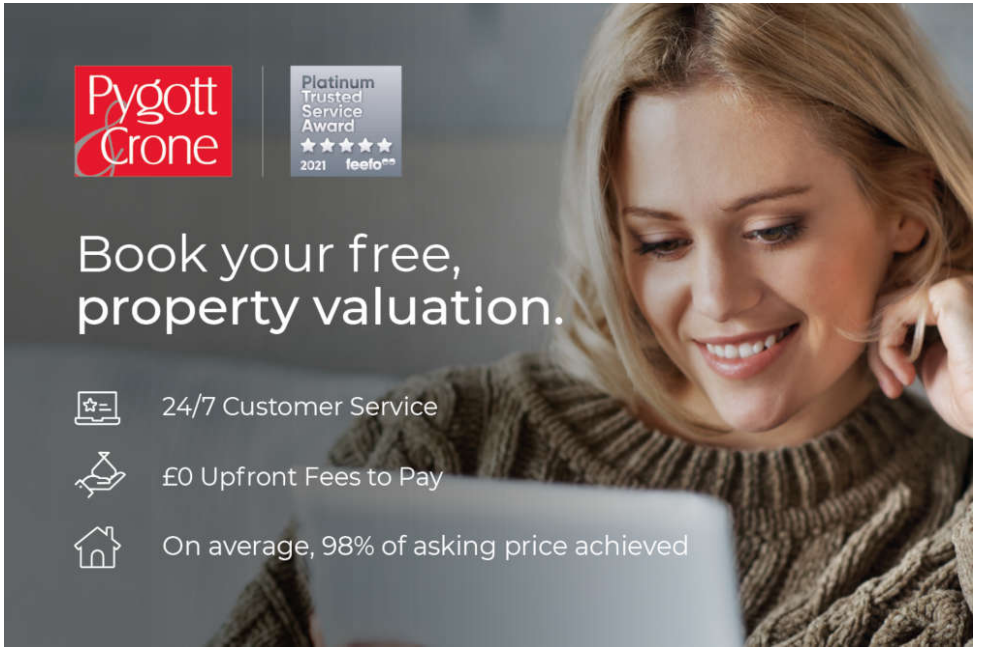
THIRD FLOOR

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: 1539852








Pygott Crone
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Location



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Bianca van Tonder

Mortgage & Protection Adviser

0330 912 0007

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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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is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

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