



LINCOLN MEWS
No 18 - 25
NO PARKING

A superb townhouse situated in an exclusive gated development, just moments from both picturesque Verulamium Park and the historic cathedral, within walking distance of the City centre and mainline station beyond.

Guide £700,000

This beautifully presented mews house offers fabulous, versatile accommodation, generously spread over three levels, and comes with the added benefits of a garage, off-street parking and private, fully-enclosed west-facing garden.

The accommodation briefly comprises: entrance hallway, integral garage, cloakroom, kitchen/breakfast room, living room, guest bedroom, master bedroom with en suite shower room, plus an additional bathroom.





Ground Floor

Entrance Hall

Cloakroom

Kitchen/Dining Room 3.70m x 4.56m

Garage 2.61m x 5.33m

First Floor

Landing

Living Room 3.79m x 4.46m

Bedroom Two 3.84m x 4.46m

Second Floor

Bedroom One 4.16m x 4.46m

En Suite Bathroom

Family Bathroom

Tenure

Leasehold: 125 years from 1989

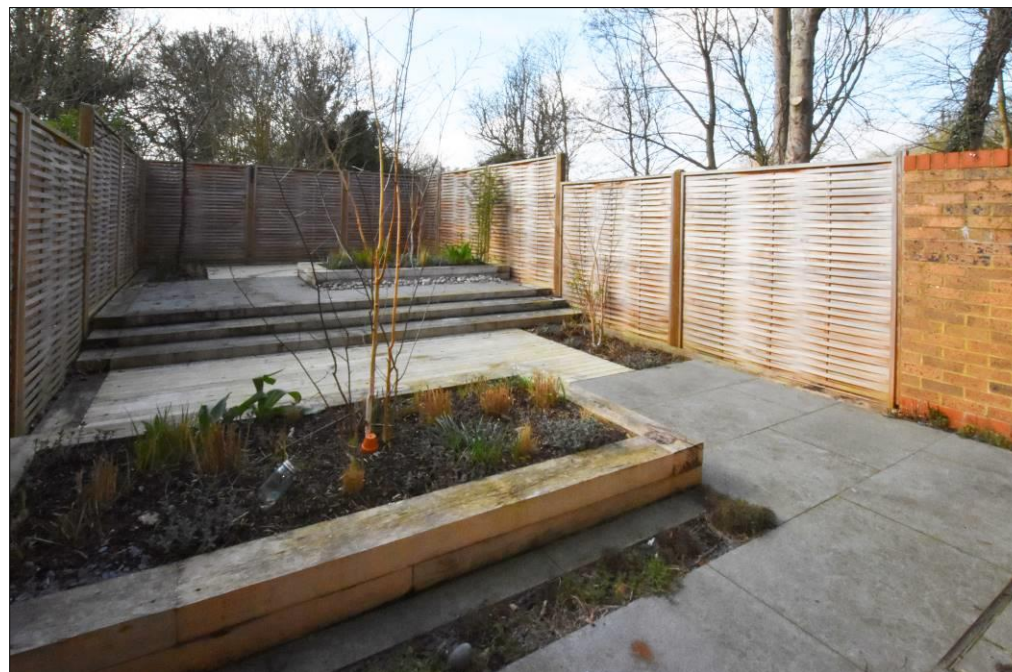
Service charges: TBC

Ground rent: £150.00 p/a.

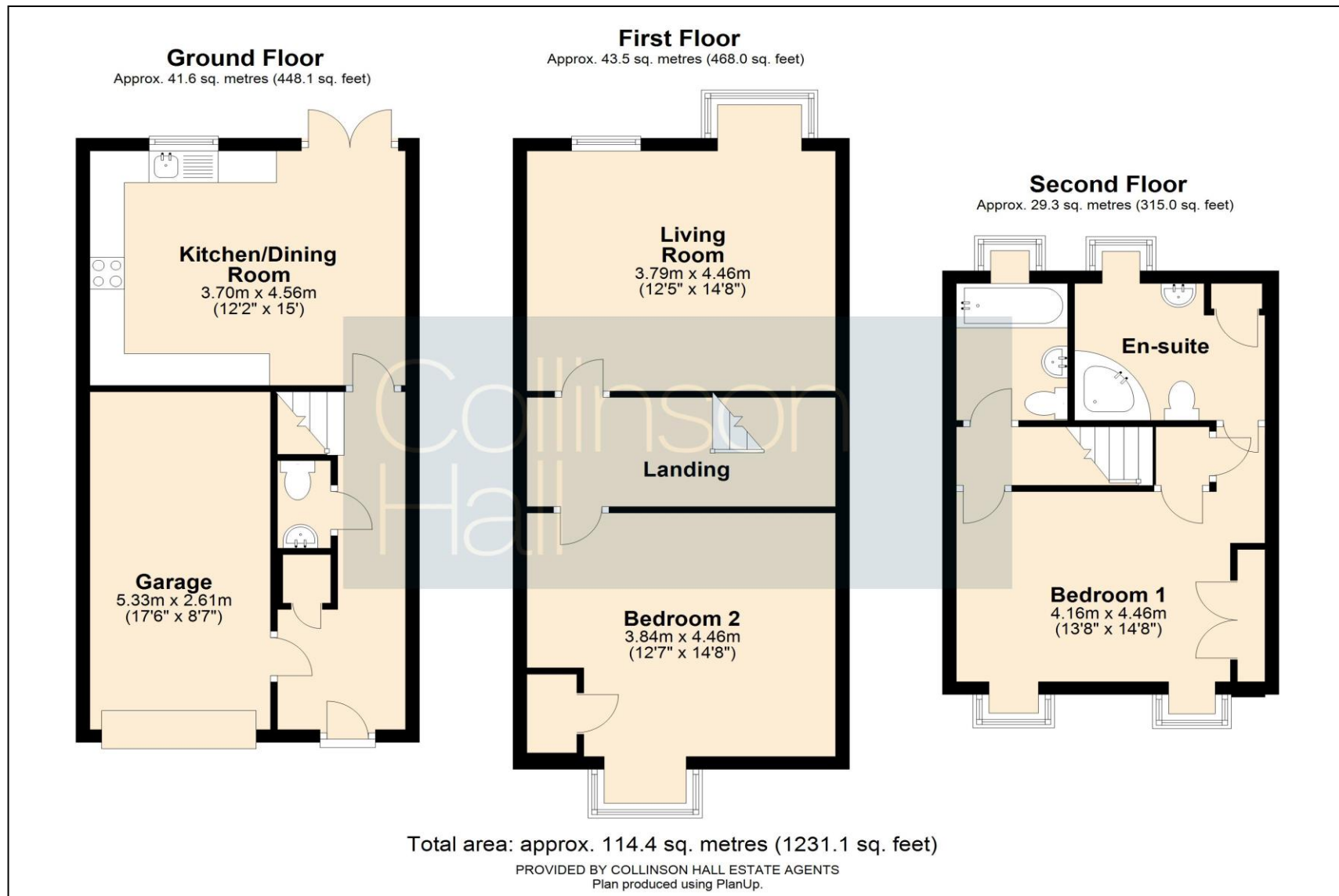
Outside

Rear Garden

Off road parking







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.