

Apartment Type C

This 2 bedroomed apartment has a double master bedroom with close access to the bathroom. The second bedroom (single) could be utilised as a study.

The large lounge incorporates a dining area and kitchen area which hosts a full range of fitted units, cupboards and white goods.

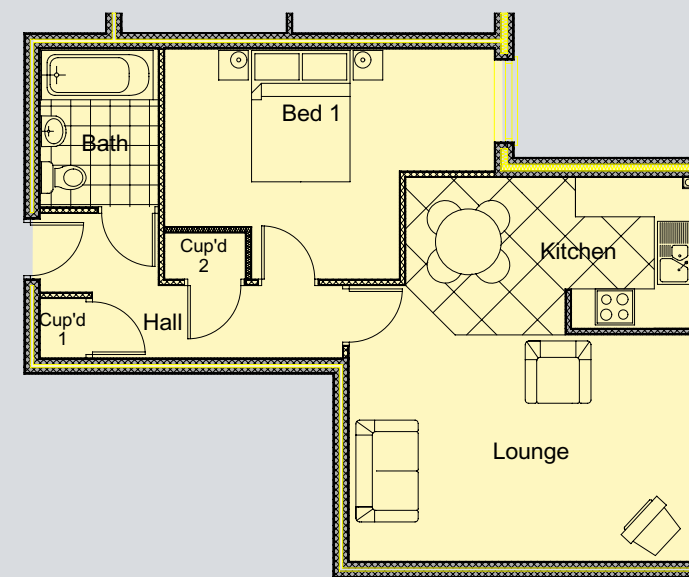
The bathroom has a panelled bath, pedestal washbasin, low level WC and a separate shower cubicle.

There are 2 walk-in cupboards within the apartment, one accessed from the kitchen area and the other from the hall.

Entrance Hallway:	1.2 x 3.8m	(3' 11" x 12' 6")	Bathroom:	2.3 x 3.3m	(7' 6" x 10' 11")
Lounge/Kitchen Area:	5.3 x 10.3m	(17' 5" x 33' 11")	Bedroom 1:	3.6 x 3.4m	(11' 11" x 11' 2")
Bedroom 1:	3.6 x 3.4m	(11' 11" x 11' 2")	Bedroom 2:	2.7 x 3.0m	(8' 11" x 9' 10")

Apartment Floor Area: 74m² (797 ft²)

Note: All measurements have been taken from plan and may vary on site. Please note misrepresentation statement.



Apartment Type D

This 1 bedroomed apartment offers spacious master bedroom accommodation with well presented lounge area, with dining area leading from the kitchen which hosts a range of fitted units and white goods.

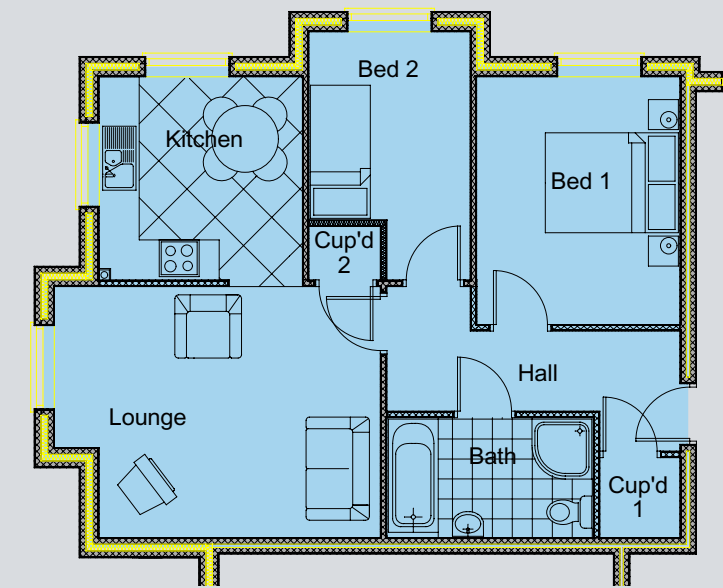
The bathroom comprises panelled bath, pedestal washbasin and low level WC.

From the hallway there are 2 walk-in cupboards offering additional storage space.

Entrance Hallway:	4.8 x 2.3m	(15' 9" x 7' 6")	Lounge:	5.5 x 3.6m	(18' x 11' 10")
Kitchen/Dining Area:	4.6 x 2.4m	(15' x 7' 11")	Bedroom:	5.3 x 3.6m	(17' 5" x 11' 10")
Bathroom:	1.8 x 2.5m	(5' 11" x 8' 2")			

Apartment Floor Area: 54m² (581 ft²)

Note: All measurements have been taken from plan and may vary on site. Please note misrepresentation statement.



Apartment Type E

This large 2 bedroomed apartment offers a lounge with bay window accommodation and dining kitchen off with full range of fitted units and white goods.

The master double bedroom accommodation is well located for the bathroom facilities. The second (single) bedroom could be used for a study, if required.

The bathroom comprises panelled bath, pedestal washbasin, low level WC and a separate shower cubicle.

Entrance Hallway:	2.1 x 5.0m	(6' 11" x 16' 5")	Lounge:	5.5 x 4.3m	(14' x 18')
Kitchen:	3.5 x 3.5m	(11' 6" x 11' 6")	Bathroom:	2.0 x 3.5m	(6' 7" x 11' 6")
Bedroom 1:	3.5 x 4.5m	(11' 6" x 14' 10")	Bedroom 2:	2.7 x 4.2m	(8' 11" x 13' 11")

Apartment Floor Area: 64m² (689 ft²)

Note: All measurements have been taken from plan and may vary on site. Please note misrepresentation statement.



Contact joint selling agents: **Hodgson Elkington** - Liam Hawes - 01522 698989 Pygott & Crone - Mel Parker - 01522 518295

Venables Court, Lincoln: Floor Plans



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Ground Floor Layout

The ground floor comprises 7 apartments of varying designs and layouts as well as the communal facilities. All apartments have the benefit of the control video door entry system ensuring extra security and peace of mind to all occupiers.

First Floor Layout

On the first floor there are 8 apartments, again offering a variety of individual styles and layouts with the benefit of lift access, but having the common theme of quality throughout.

Second Floor Layout

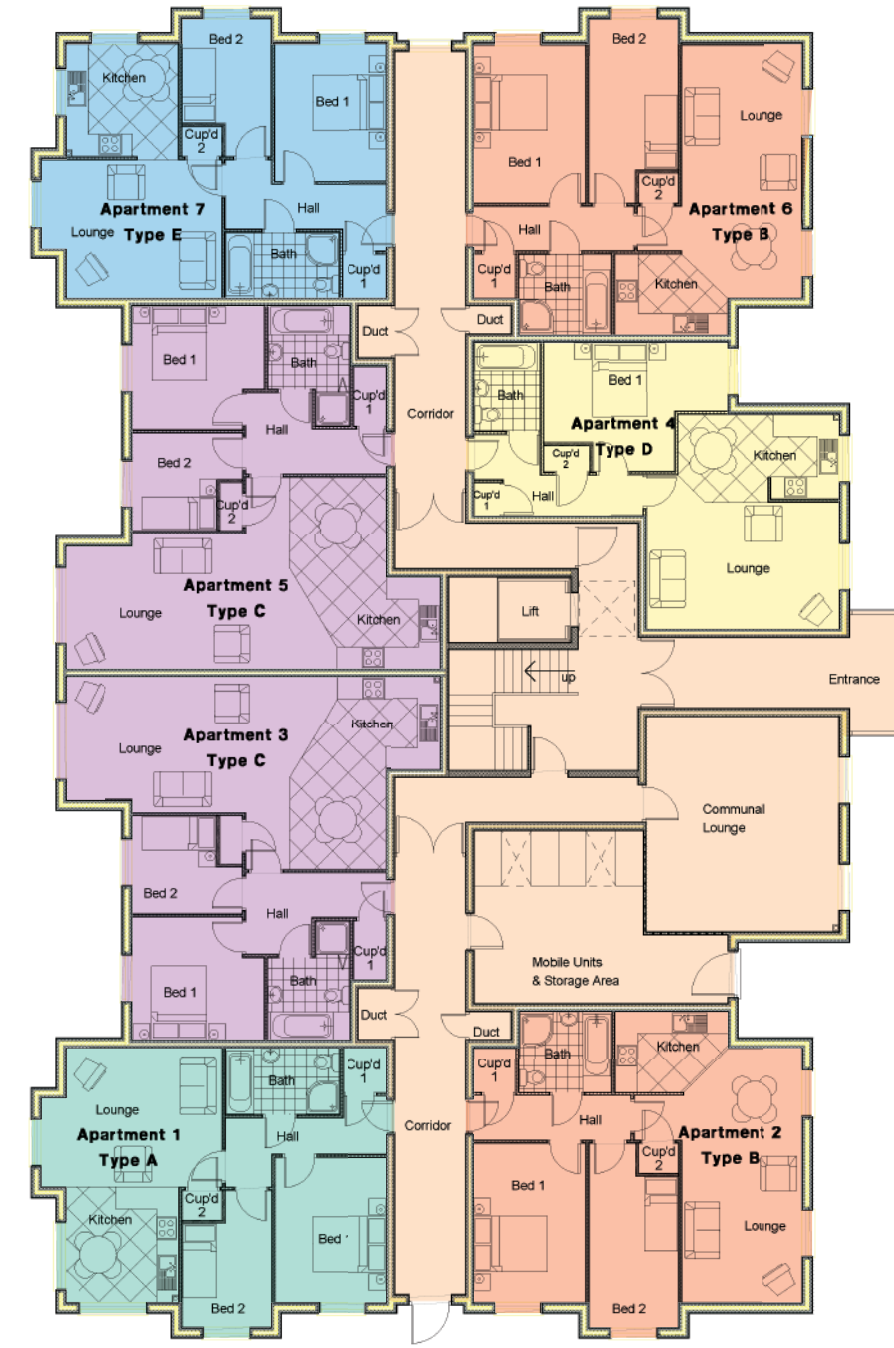
The second floor apartments provide excellent views over varying aspects of the City. The lift access from the ground floor provides easy access to all apartments.

For a detailed analysis of each individual apartment refer to the individual apartment layouts.

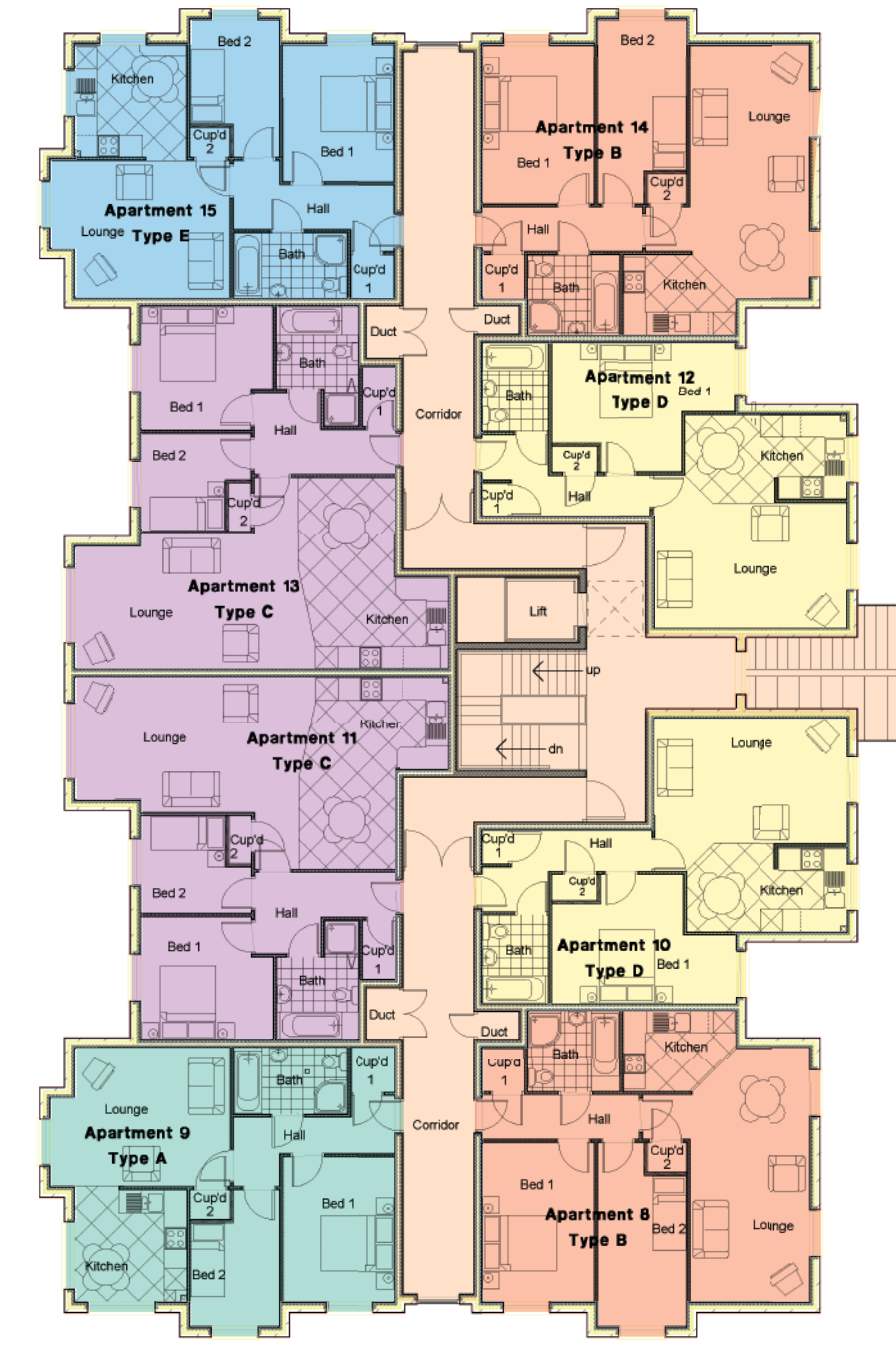
Misrepresentation

IMPORTANT: These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices are quoted exclusive of VAT.

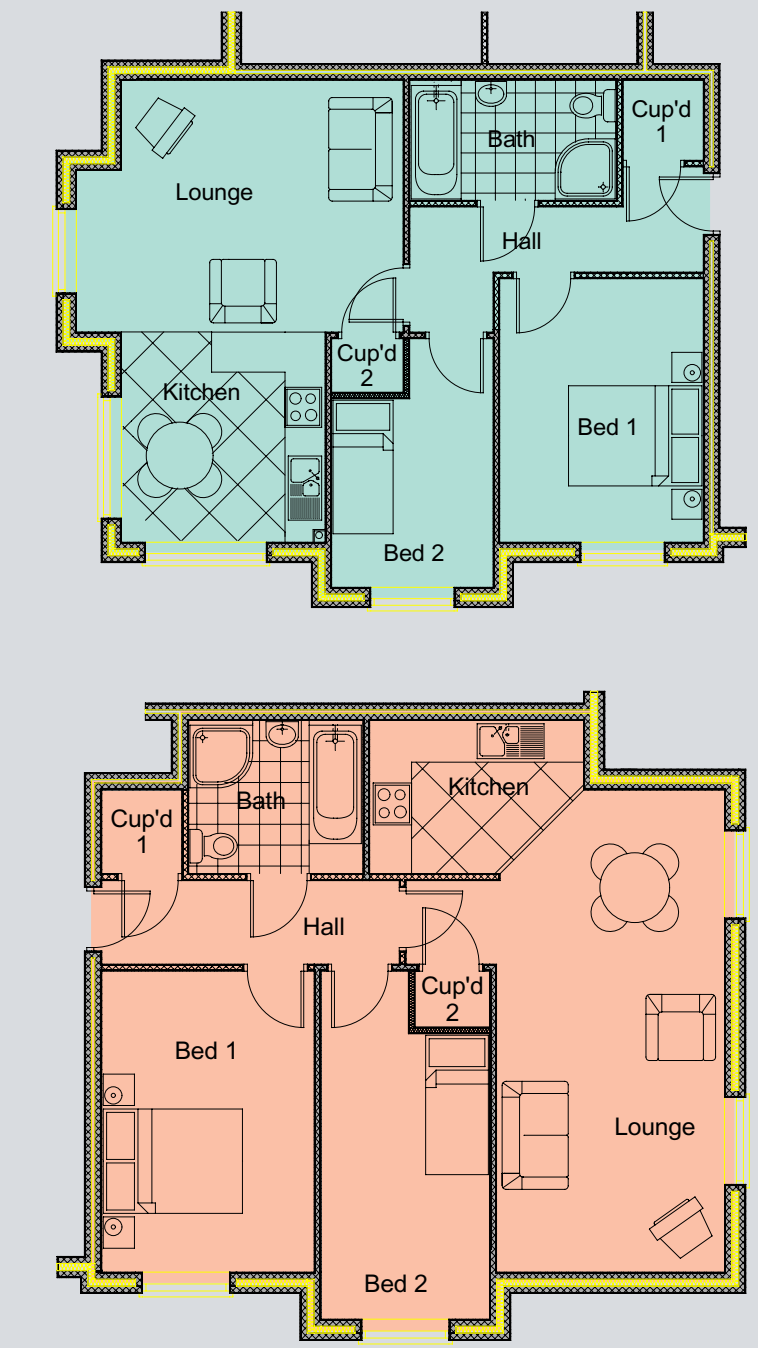
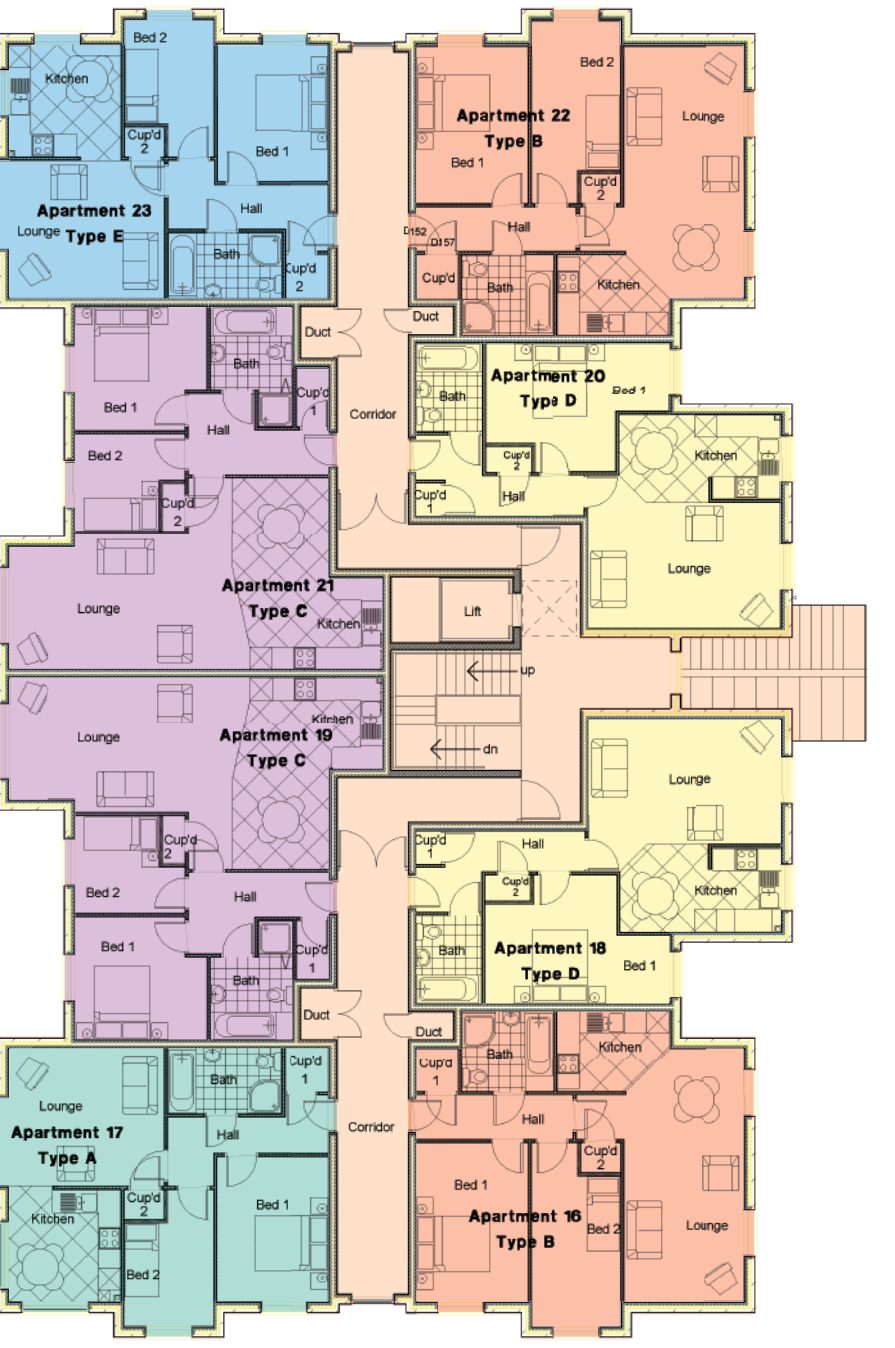
Ground Floor Layout



First Floor Layout



Second Floor Layout



Apartment Type A

This 2 bedroomed apartment offers well laid out accommodation with a spacious double master bedroom and a single second bedroom which could also be used as a study.

The lounge area has the benefit of a bay window and the fully fitted kitchen with a range of white goods provided leads off from this room.

The bathroom with fully fitted suite comprising bath, low level WC, pedestal washbasin and separate shower provides excellent facilities.

Two cupboards off the main entrance hallway complete the accommodation.

Entrance Hallway:	2.1 x 5.0m	(6' 11" x 16' 5")	Lounge:	5.5 x 4.3m	(14' 1" x 18')
Kitchen:	3.5 x 3.5m	(11' 6" x 11' 6")	Bathroom:	2.0 x 3.5m	(6' 7" x 11' 6")
Bedroom 1:	3.5 x 4.5m	(11' 6" x 14' 10")	Bedroom 2:	2.7 x 4.2m	(8' 11" x 13' 11")

Apartment Floor Area: 64m2 (689 ft2)

Note: All measurements have been taken from plan and may vary on site. Please note misrepresentation statement.

Apartment Type B

This 2 bedroomed apartment offers double master bedroom with second bedroom off the main hallway which could be used for study accommodation.

The lounge is particularly spacious and includes a dining area. The fully fitted kitchen with a range of white goods is accessed off the dining area giving an open plan feel to the apartment.

The fully fitted bathroom includes panelled bath, pedestal washbasin, low level WC and a separate shower cubicle.

Two individual built-in cupboards complete the accommodation.

Entrance Hallway:	1.2 x 6.0m	(3' 11" x 18' 8")	Lounge:	3.7 x 7.8m	(12' 1" x 25' 7")
Kitchen:	1.4 x 4.8m	(4' 7" x 15' 8")	Bathroom:	2.8 x 2.5m	(9' 2" x 8' 2")
Bedroom 1:	3.5 x 4.9m	(11' 6" x 16')	Bedroom 2:	2.7 x 5.7m	(8' 11" x 18' 8")

Apartment Floor Area: 70m2 (753 ft2)

Note: All measurements have been taken from plan and may vary on site. Please note misrepresentation statement.