

NEWPORT PLACE
LINCOLN



NEWPORT PLACE

Uphill living



This exclusive development offers a contemporary style of living within a historic setting with a collection of four bespoke apartments and one unique mews-style house. Newport Place is within easy walking distance of the Cathedral quarter and uphill Bailgate shopping district.



CONSERVATION

A sympathetic revival



Working closely with the local planning authority and building conservation experts, Newport Place has had its Edwardian exterior sensitively restored. The charming boutique shop fronts, venetian arched and period bay windows have helped ensure that the building is once more an attractive part of the street scene

and provides a focal point next to Newport Arch for visitors to the Bailgate.

Internally, careful work has been carried out to repair and renovate original period joinery, stained glass and Edwardian fireplaces, whilst respectfully introducing new

decorative cornices to enhance the interiors. The off street courtyard has been reimagined to offer secure car parking whilst complimenting the setting of the main building and Mews.

SPECIFICATION

All in the detail

Edwardian fireplaces and cabinetry, cornices and Cathedral views have helped give each apartment its own distinct charm and character. All apartments on the upper floors have two bedrooms and two bathrooms, whilst the ground floor apartment has high ceilings, generous proportions and a large family bathroom. Sizes range from 840 to 1,100 square feet.

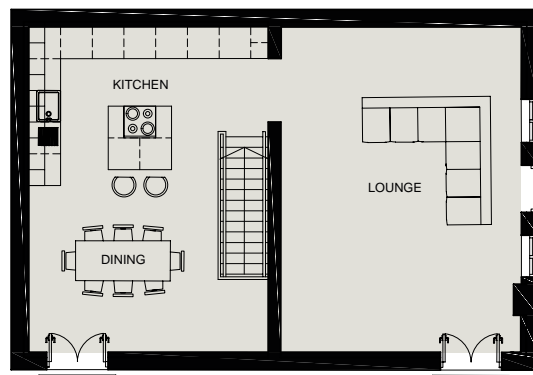
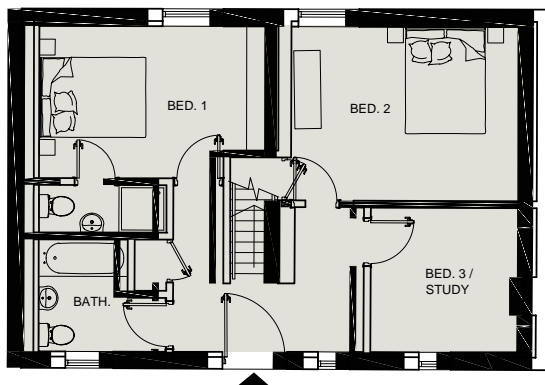
The Mews has three bedrooms and two bathrooms. On the first floor, high ceilings and full height dormer windows, with 'Juliette balconies' help to make this unique property feel spacious and provide excellent space for entertaining.

Each property includes a well-designed kitchen with high specification appliances, and natural oak worktops and floors. Well-appointed bathrooms combine traditional sanitary ware and period cornicing to compliment the interiors. One off-road, car parking space is included with each property in the rear courtyard.



THE MEWS

Gross Internal Floor Area 1234ft² / 114.66m²



GROUND FLOOR

Bedroom One 12.4m² (133.5 sq. ft.)

Bedroom Two 14.8m² (159.3 sq. ft.)

Bedroom Three/Study 8.1m² (87.2 sq. ft.)

Bathroom 4.3m² (46.3 sq. ft.)

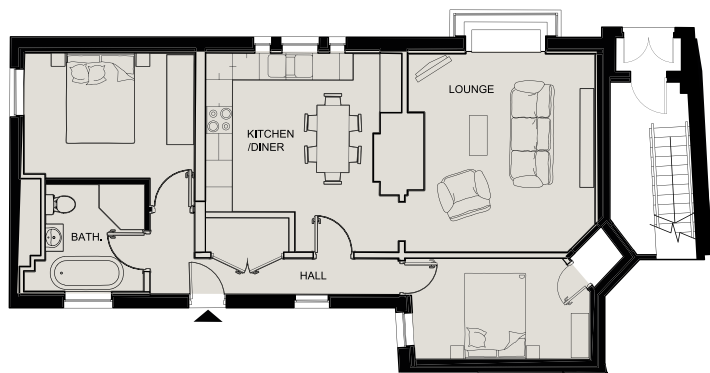
FIRST FLOOR

Kitchen/Dining Room 25.2m² (271.3 sq. ft.)

Living Room 27.9m² (300.3 sq. ft.)

APARTMENT 01

Gross Internal Floor Area 800ft² / 74.3m²

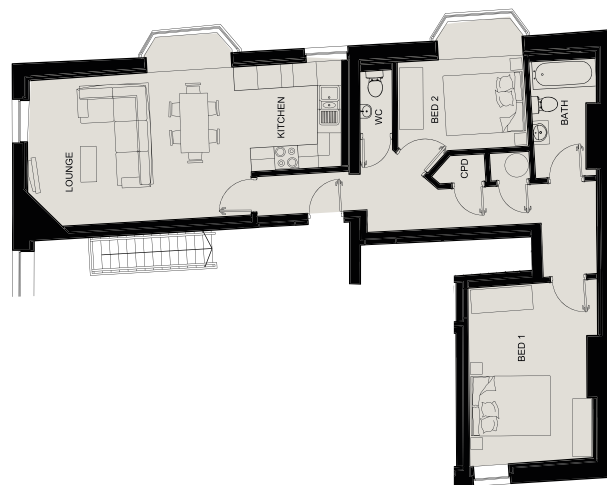


GROUND FLOOR

Living Room 17.9m² (192.7 sq. ft.)
Kitchen/Dining 16.6m² (179 sq. ft.)
Bedroom One 11.3m² (121.6 sq. ft.)
Bedroom Two 8.8m² (94.7 sq. ft.)
Bathroom 5.5m² (59.2 sq. ft.)

APARTMENT 02

Gross Internal Floor Area 786ft² / 73.11m²



FIRST FLOOR

Living Room 19.7m² (212 sq. ft.)
Kitchen 7.0m² (75.3 sq. ft.)
Bedroom One 14.0m² (150.7 sq. ft.)
Bedroom Two 7.7m² (82.9 sq. ft.)
Bathroom 4.3m² (46.3 sq. ft.)

APARTMENT 03

Gross Internal Floor Area 931ft² / 86.57m²

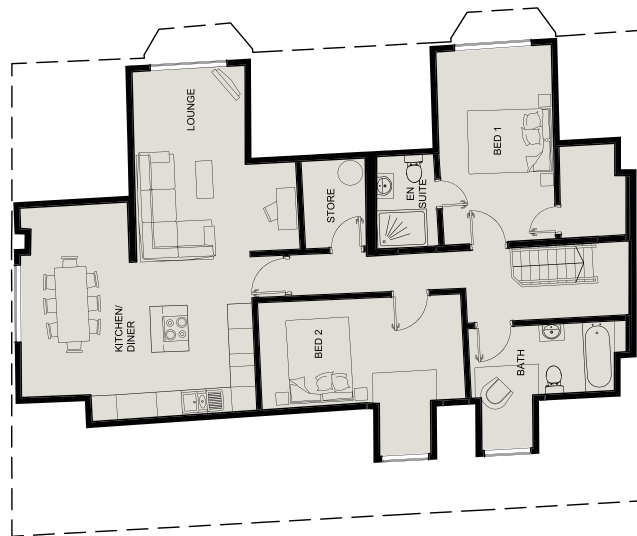


FIRST FLOOR

Kitchen/Dining 16.4m² (176.5 sq. ft.)
Living Room 18.1m² (194.8 sq. ft.)
Bedroom One/En-suite 13.4m² (144.2 sq. ft.)
Bedroom Two 12.0m² (129.2 sq. ft.)
Bathroom 3.6m² (38.8 sq. ft.)

APARTMENT 04

Gross Internal Floor Area 1121ft² / 104.20m²



SECOND FLOOR

Kitchen/Dining 24.4m² (262.6 sq. ft.)
Living Room 14.5m² (156.1 sq. ft.)
Bedroom One/En-suite 12.8m² (137.8 sq. ft.)
Bedroom Two 12.3m² (132.4 sq. ft.)
Bathroom 6.0m² (64.6 sq. ft.)
Store

THE MANAGEMENT COMPANY

Taken care of



Each purchaser will become an equal member of the Newport Place Management Company Ltd, which is the Company that will deal with all maintenance and repair. A full breakdown of proposed costs within the Service Charge are available from sole agent JHWalter.

Purchasers will be required to pay a Service Charge to the Management Company, which will include payments for: -

- External property maintenance
- Common area maintenance
- Building Insurance

The Management Company will be run by Lambert Smith Hampton. With a wealth of local and national experience in property management, their services will include: -

- Formulation of the annual Service Charge budget
- Regular inspections of Newport Place
- Vetting of Contractors and payment of invoices
- Chair AGM for the Management Company



HISTORIC LINCOLN

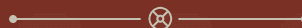
A place in time

Newport Place is situated on the corner of Newport and Cecil Street, moments away from the historic Cathedral Quarter and Bailgate in the City of Lincoln.

Lincoln is accessible from the A46 dual carriageway, which directly connects it with Newark (A1M) and Leicester (M1). The A15 follows the ancient Roman road both North to Hull and South to Peterborough. Railway links are good, with Newark Northgate Station and the East Coast Mainline only 19 miles away. Also, Lincoln Central Station has a regular return train to London Kings Cross Station.



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A development by

