



34 Brayford Wharf East

Lincoln, LN5 7WA

£85,000

This is a fourth floor, two bedroomed, City Centre Apartment with views over the Historic Cathedral and University City of Lincoln. The Apartment Block has a Communal Entrance Area and lift to all floors. The internal accommodation of the Apartment briefly comprises of an Entrance Hallway, Bathroom, Open Plan Lounge and Kitchen and two Bedrooms. The Apartment is currently let generating a net income of £550 per calendar month and is ideally suited to a First Time Buyer or an Investor.



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SERVICES

Mains electricity, water and drainage. Electric heating.

EPC RATING – C.

TENURE - Leasehold. Term remaining on Lease - to be confirmed.

SERVICE CHARGE - The Service and Management Fees are combined into one monthly payment at £131.64 pcm

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

The Apartment Block is situated close to the City Centre, adjacent The Brayford Pool.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

COMMUNAL ENTRANCE - With intercom entry system, postal boxes and lift and stairs to all floors.

ENTRANCE HALLWAY - With intercom unit, electric heater and doors to two Bedrooms, Bathroom, Lounge and airing cupboard.

BATHROOM - 5' 8" x 5' 11" (1.74m x 1.81m) With suite to comprise of bath with shower over, WC and wash hand basin, partly tiled walls and electric heater.

BEDROOM 1 - 11' 3" x 10' 9" (3.43m x 3.29m) With two uPVC windows and electric heater.

BEDROOM 2 - 9' 1" x 7' 2" (2.78m x 2.20m) With uPVC window and electric heater.

LOUNGE AREA - 13' 0" x 13' 5" (3.98m x 4.10m) With uPVC window enjoying views over the City and Cathedral and electric heater.

KITCHEN AREA - 7' 0" x 9' 8" (2.14m x 2.97m) Fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, full height storage cupboard, stainless steel sink unit and drainer, integral oven and four ring electric hob with extractor fan over and spaces for a fridge and automatic washing machine.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £1.0 and £3.0 commission to the individual member of staff who generated the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

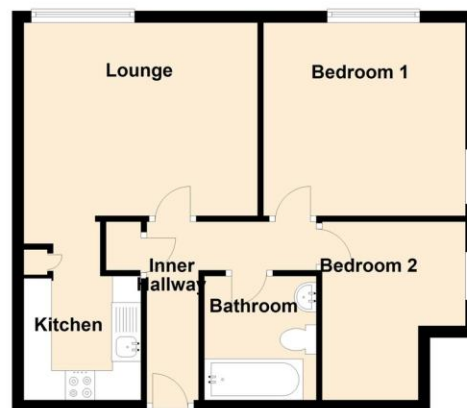
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

