



167 Angelica Road

Lincoln, LN1 1BE

£165,000

A well presented, third floor, modern apartment situated in this popular waterside development to the West of the City of Lincoln and within close proximity to Lincoln City Centre and the West Common. There is a Communal Entrance and Lift to all Floors and internally the property offers living accommodation to briefly comprise of Entrance Hall, Open Plan Living Dining and Kitchen Area, two Bedrooms and Bathroom. There is a balcony located off the Open Plan Living Area which enjoys views over the waterside. Outside there is an allocated parking space.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – B

LOCAL AUTHORITY - Lincoln City Council

TENURE - Leasehold.

ADDITIONAL CHARGES INFORMATION

Length of Lease - 999 Years (commencing 1st January 2012).

Ground Rent - £TBC per annum.

Service Charge - Payable on 1st April and 1st October each year. The Service Charge varies on each payment, dependant upon the expenditure incurred.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.



VIEWINGS - By prior appointment through Mundys.

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.

ENTRANCE HALL

With main entrance door, access to roof void, walk-in storage area, intercom system and uPVC window to front elevation.

OPEN PLAN LIVING, DINING AND KITCHEN AREA

23' 5" x 14' 8" (max) 14' 8" (min into Living Area)
(7.14m x 4.47m (max))

Kitchen Area - fitted with a range of wall, base units and drawers with work surfaces over, 1½ bowl sink unit and drainer, plumbing for a washing machine, fitted oven and hob with extractor hood over, uPVC window to rear elevation, double radiator and cupboard housing the gas fired central heating boiler.

Living and Dining Area - with uPVC sliding patio doors to the balcony, double radiator, TV and telephone points.

BEDROOM

12' 1" x 8' 9" (3.68m x 2.67m) With uPVC window to front elevation, radiator and TV and telephone points.

BEDROOM

12' 1" x 6' 7" (3.68m x 2.01m) With uPVC window to front elevation, radiator and TV and telephone points.

BATHROOM

6' 10" x 6' 9" (2.08m x 2.06m) With suite to comprise of bath with shower over, WC and wash hand basin, radiator, part tiled surround, shaver point and extractor fan.

OUTSIDE

There is an allocated parking space.



WEBSITE

Our detailed website show 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, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray 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.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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 roughly checked.

GENERAL

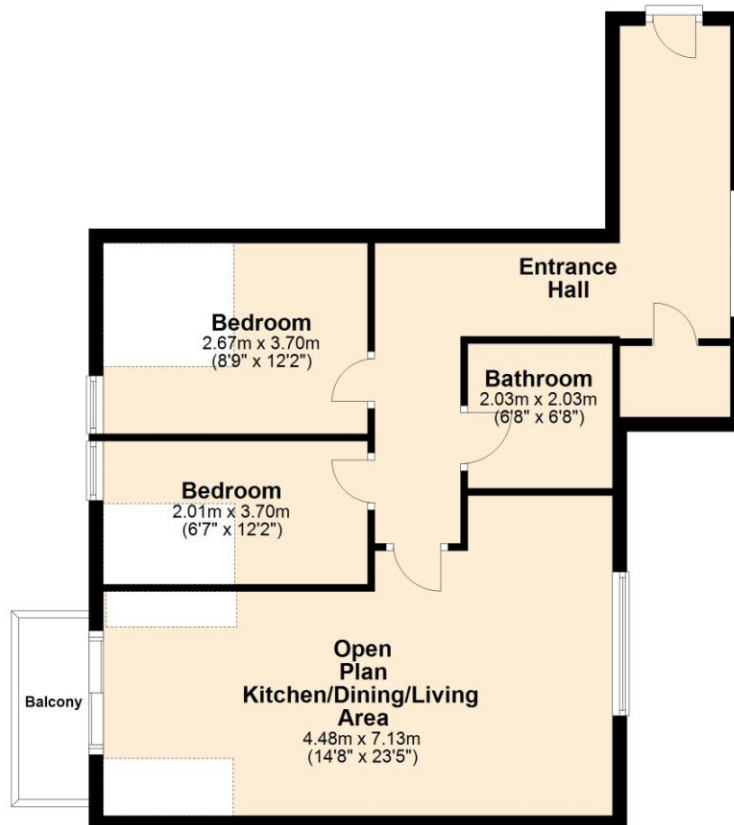
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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Third Floor

Approx. 65.9 sq. metres (709.6 sq. feet)



Total area: approx. 65.9 sq. metres (709.6 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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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.

