



9 Brayland Terrace, Monks Road

Lincoln, LN2 5PZ

£84,000

A two-bedroom City Centre Maisonette situated just off Monks Road. The property has internal accommodation comprising of Communal Entrance Hallway, Inner Hallway, Kitchen, Shower Room, Lounge, First Floor Landing and two well-appointed Bedrooms. The property is being sold with the tenant in situ.



Brayland Terrace, Monks Road, Lincoln, LN2 5PZ

SERVICES

Mains electricity, water and drainage. Electric central heating.

EPC RATING – C

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

LEASEHOLD INFORMATION

Length of Lease - 999 Years.

Years Remaining on Lease - 984 Years (as at 2024).

Annual Service Charge Amount - £1,184.00

Service Charge Reviewed - None set.

Annual Ground Rent - £ 10.00 (uncollected).

Ground Rent Review Date - None currently. Freehold is owned by The Crown (ask agent for further details).

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.

DIRECTIONS

Head out of Lincoln along Monks Road and the property is located on the left-hand side.

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 AREA

With secure door to the front aspect and stairs rising to the Maisonette.

INNER HALLWAY

With UPVC door to communal area and doors leading to the Kitchen, Shower Room and Lounge and stairs to the First Floor Landing with storage below.

KITCHEN

7' 8" x 6' 11" (2.34m x 2.12m), fitted with a range of base units and drawers, integral oven, stainless steel sink and drainer, UPVC window and spaces for fridge and washing machine.

SHOWER ROOM

5' 2" x 5' 9" (1.58m x 1.76m), with suite comprising of shower, WC and wash hand basin and airing cupboard.

LOUNGE

11' 5" x 13' 2" (3.50m x 4.03m), with two UPVC windows to the front aspect and radiator.

FIRST FLOOR LANDING

Giving access to two Bedrooms.

BEDROOM 1

8' 7" x 13' 3" (2.64m x 4.05m), with two Velux windows to the front aspect, radiator and fitted cupboard.

BEDROOM 2

8' 0" x 13' 3" (2.44m x 4.05m), with two Velux windows to the rear aspect, radiator and fitted cupboard.

WEBSITE
Our detailed website shows all our available properties and also gives extensive information 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. We are happy to offer FREE advice on all aspects of moving home.

SELLING YOUR HOME - HOW TO GO ABOUT IT
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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO
Sills & Battenidge, Mortgage Law LLP, Sutton and Co, Bridge, McFarland 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 Walker will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Wesbury Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Wesbury Financial Services we will receive 30% of the fee which Wesbury Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Wesbury Financial Services will pay between £10 and £30 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 AN 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.

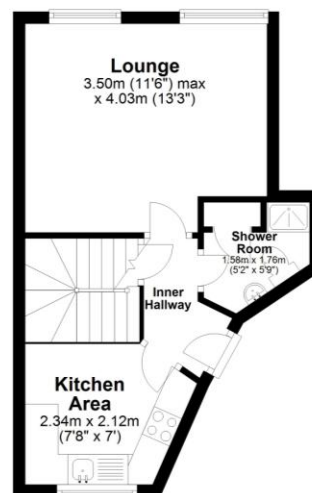
GENERAL

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 are for themselves and the vendors (if any) for whom they act as Agents give notice that:

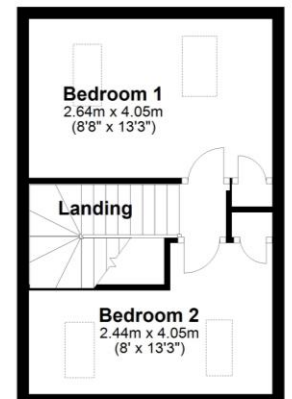
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition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

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Ground Floor
Approx. 28.2 sq. metres (303.7 sq. feet)



First Floor
Approx. 25.2 sq. metres (271.8 sq. feet)



Total area: approx. 53.5 sq. metres (575.5 sq. feet)

For illustration purposes only.
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.

