



6.3 Thorngate House, St. Swithins Square, , Lincoln, LN2 1HA

£330,000

An executive penthouse duplex apartment positioned in this popular City Centre location in the historic Cathedral and University City of Lincoln. The apartment has fantastic panoramic views over the City and Cathedral and has internal accommodation to comprise of Inner Hallway, Luxury Bathroom, Double Bedroom, Open Plan Living Dining Area, Kitchen with modern appliances, Master Bedroom Suite with Luxury Bathroom and panoramic views over the City and giving access to the Balcony. There is the added benefit of two parking spaces within the secure car park. Viewing of this penthouse apartment is highly recommended to appreciate the high specification living accommodation on offer.



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SERVICES

All mains services available. Electric heating.

High-speed Broadband Internet outlets in reception rooms and principal bedrooms.

Cable Television – Terrestrial and satellite cable television connections to each apartment.

Concierge – Full time Concierge/Porter working within the building dealing with general maintenance in communal areas and building related issues.

CCTV – Site covered by internal and external closed circuit television system linked to concierge security station.

Video Entry phone – Audio and video door entry system on entrance doors to main lobby for visitor access to each apartment.

Fire Alarm & Detection – Automatic fire detection and fire alarm systems in common parts and in all apartments, connected to concierge security station.

EPC RATING – D

COUNCIL TAX BAND – C



LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Lincoln is a bustling City offering first class shopping, leisure facilities, bars and restaurants. Sitting in perfect harmony with the style and ease of modern living is an abundance of historical buildings and museums spanning the City's 2000 year heritage. Set within a conservation area, Thorngate House stands on the former site of the Roman City Wall and the later remains of the Wool Houses which formed an important element of the City's medieval economy.

LEASEHOLD INFORMATION

Length of Lease - TBC

Years Remaining on Lease - 994

Annual Service Charge Amount - £TBC

Service Charge Reviewed - TBC

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

ACCOMMODATION

MAIN ENTRANCE LOBBY/RECEPTION

With limestone tiled floor with inset coir matting to entrance threshold and bespoke profiled hardwood timber panelled reception desk with granite counter-top.

COMMUNAL HALLWAYS, STAIRS & LOBBY

Carpeted throughout with flush veneered fire doors and matching architrave and skirting.

INNER HALLWAY

With door to the Communal Landing, solid wooden flooring, intercom unit, fitted mirrored double wardrobe/storage units, doors leading into the Bathroom, Bedroom Two and the Open Plan Living Dining Room, stairs to the First Floor Landing with chrome balustrade to the Master Suite and chrome brushed lighting fittings and electric sockets.

OPEN PLAN LIVING DINING ROOM

23' 3" x 13' 4" (7.09m x 4.06m), with solid wooden flooring, double glazed windows and doors leading to the balcony with panoramic views over the North of the City and the Cathedral, LED spotlights to the ceiling, integral audio system, space for a wall-mounted TV, chrome brushed light fittings and electric sockets and archway leading to the Kitchen.





MODERN FITTED KITCHEN

8' 3" x 8' 5" (2.51m x 2.57m), with double glazed windows overlooking the City, ceramic high gloss tiled flooring, fitted with a range of contemporary high gloss base units and drawers with granite work surfaces over, stainless steel sink with mixer tap above and granite drainer, integral AEG appliances to include a dishwasher, four ring ceramic hob with extractor fan over, coffee machine, electric fan assisted oven and microwave combination oven, integral fridge and freezer and LED spotlights to the ceiling.

BEDROOM 2

12' 4" x 11' 5" (3.76m x 3.48m), with solid wooden flooring, fitted double mirrored wardrobe, double glazed feature window and sliding door leading to the balcony and overlooking the City, LED spotlights to the ceiling and chrome brushed light fittings and electric sockets.



BATHROOM

5' 11" x 6' 7" (1.8m x 2.01m), with Travertine Italian marble stone tiled floor and walls, suite to comprise of WC, wash hand basin and bath, chrome towel radiator, extractor fan, LED spotlights to the ceiling and electric mirror with light.

MASTER SUITE LANDING

10' 4" x 5' 6" (3.15m x 1.68m), with doors leading to the Master Bedroom and En-Suite Bathroom, electric wall-mounted heater, chrome high brushed light fittings to stairs and chrome balustrades and electric sockets.



MASTER SUITE EN-SUITE BATHROOM

7' 5" x 8' 2" (2.26m x 2.49m), with double glazed windows with views over the City, Travertine Italian marble stone floor and walls, suite to comprise of bath with fitted television, WC and his-and-her's sinks with mixer taps, two electric mirrors with lighting, chrome towel radiator, LED spotlights to ceiling, extractor fan and integral media system.

MASTER SUITE

15' 7" x 15' 4" (4.75m x 4.67m), with double glazed windows and doors leading to a balcony with panoramic views over the North of the City, fitted triple mirrored wardrobe, chrome brushed light fittings and electric sockets, bedside lights, LED spotlights to ceiling and integral media system.

OUTSIDE

There are two levels of balcony enjoying views over the City including Lincoln Cathedral, Lincoln Castle, Canwick Hill and the International Bomber Command Centre.

CAR PARK

There is an allocated parking area with integrated CCTV coverage and access control system to a covered car park. Vehicular entry to the car park is via electric operated remote controlled transmitting gates.





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, 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.

Coverings 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 thoroughly checked.

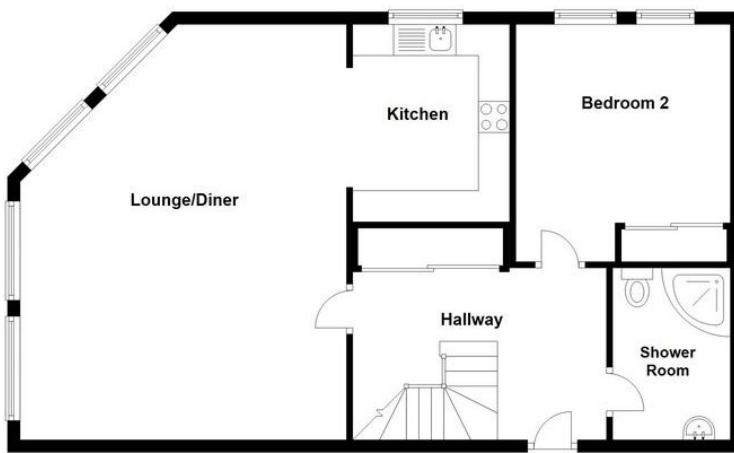
GENERAL

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:

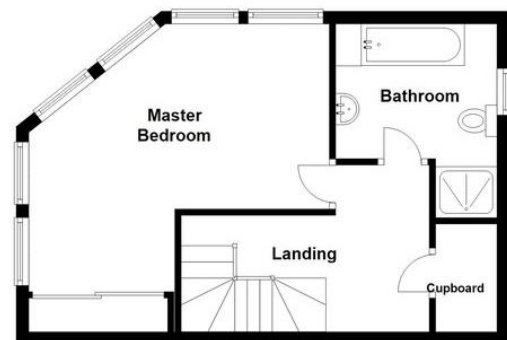
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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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 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.