



3.6 Thorngate House, St. Swithins Square

Lincoln, LN2 1HA

£150,000

A luxury third floor two bedroom apartment positioned in this most convenient City Centre location within the historic Cathedral and University City of Lincoln. The apartment has a secure Concierge Reception Area, two lifts to all floors, communal landings. The internal living accommodation comprises of Inner Hallway, Lounge Diner and Balcony with views over the city, fitted Kitchen with appliances, luxury four piece Bathroom and two double Bedrooms with fitted wardrobes. There is the additional benefit of an allocated parking space within the secure car park. Viewing of this apartment is highly recommended to appreciate the high specification living accommodation on offer and the position it sits within this City Centre location.



SERVICES

Mains electricity, water and drainage. Electric central heating.

EPC RATING – C

COUNCIL TAX BAND – C

LOCAL AUTHORITY - Lincoln City Council

TENURE – Leasehold

LEASEHOLD INFORMATION

- Length of Lease (years) – 999yrs from 2006
- Years Remaining on Lease -981 yrs
- Annual Ground Rent - £85 pa
- Annual Service Charge Amount - £2,704.78 pa
- Service Charge Review Date -01/01/25

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.

ACCOMODATION

MAIN ENTRANCE LOBBY

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



HALL

With door to the communal landing, fitted cloaks cupboard, electric heater and secure video intercom unit.

LOUNGE DINER

14' 2" x 14' 6" (4.34m x 4.44m) With archway to the kitchen, double glazed double doors and windows to the balcony with views over the city and wall mounted electric heater.

FITTED KITCHEN

4' 4" x 14' 7" (1.33m x 4.46m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan over and integrated dishwasher and fridge freezer.



BEDROOM 1

11' 11" x 10' 10" (3.64m x 3.31m) with double glazed window, electric heater and fitted double wardrobe.

BEDROOM 2

11' 5" x 8' 9" (3.5m x 2.67m) with double glazed window, electric heater and fitted double wardrobe

LUXURY BATHROOM

9' 5" x 6' 6" (2.88m x 2.0m) with suite to comprise of panelled bath with centre taps, shower cubicle, WC and wash hand basin, tiled splashbacks and chrome towel radiator.

UTILITY/STORE ROOM

6' 5" x 5' 11" (1.97m x 1.81m)



SECURE CAR PARKING

Allocated parking area with integrated CCTV coverage and access control system coving car park. Vehicular entry to the car park via electric operated remote controlled transmitting gates and a car lift to 1st floor parking.



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 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:

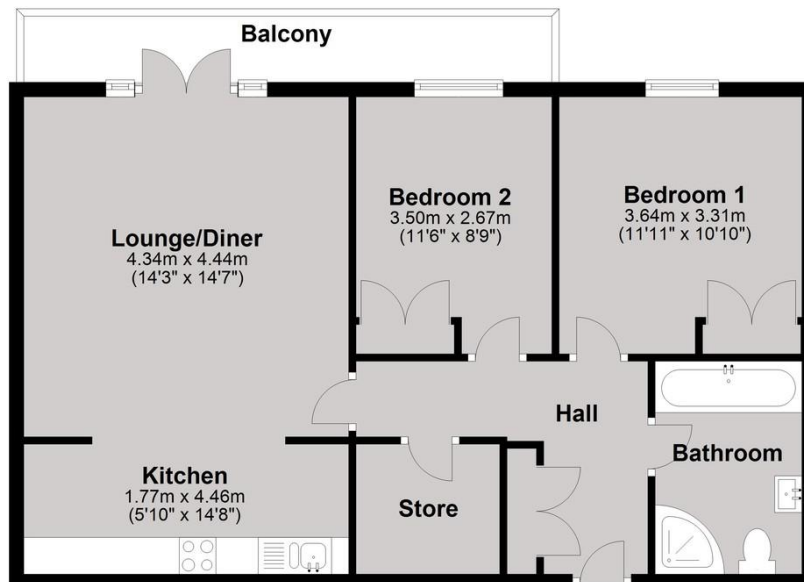
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 herein as not verified.

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Ground Floor

Approx. 68.3 sq. metres (735.4 sq. feet)



Total area: approx. 68.3 sq. metres (735.4 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 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.

