



1 Greestone Mount

Lincoln, LN2 1PS

£170,000

A well-presented ground floor apartment situated in this exclusive development and within easy walking distance to the Bailgate, Cathedral Quarter and Lincoln City Centre. The property benefits from having communal gardens, a designated parking space and views at the front across the City. The internal accommodation briefly comprises of Communal Entrance Hall, Entrance Hall, 18ft Lounge Diner, Kitchen, Inner Hallway, two double Bedrooms and a Bathroom. The property further benefits from No Onward Chain and viewing is recommended.



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SERVICES

Mains electricity, water and drainage.
Electric central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Lincoln City Council.

TENURE – Leasehold

Length of Lease - 999 years

Years Remaining on Lease - 980 years

Annual Ground Rent/Service Charge - £1,409.53

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.



ACCOMMODATION

COMMUNAL ENTRANCE HALL

With secure private entrance door, telephone and TV secure entry system and door giving access to the apartment.

ENTRANCE HALL

With main entrance door, coving to ceiling and telephone and TV intercom for secure entry system.

LOUNGE DINER

18' 0" x 16' 9" (5.49m x 5.11m), with two radiators, coving to ceiling, electric fire, wood flooring, three sealed unit double glazed windows to front elevation with views over the City and four wall light points.



KITCHEN

9' 0" x 8' 8" (2.74m x 2.64m), fitted with a range of wall, base units and drawers with work surfaces over, inset sink unit and drainer, extractor fan, sealed unit double glazed window to side elevation, fitted electric oven and hob with extractor fan and light over, fitted dishwasher, fitted fridge and freezer with matching décor panels, picture window to lounge/dining room and radiator.

BEDROOM 1

11' 11" x 11' 9" (3.63m x 3.58m), with fitted double wardrobe, fitted single wardrobe, radiator and sealed unit double glazed window to rear elevation.

BEDROOM 2

19' 5" x 9' 1" (5.92m x 2.77m), with fitted double wardrobe, airing cupboard housing hot water cylinder, central heating controls, radiator and sealed unit double glazed window to rear elevation.



BATHROOM

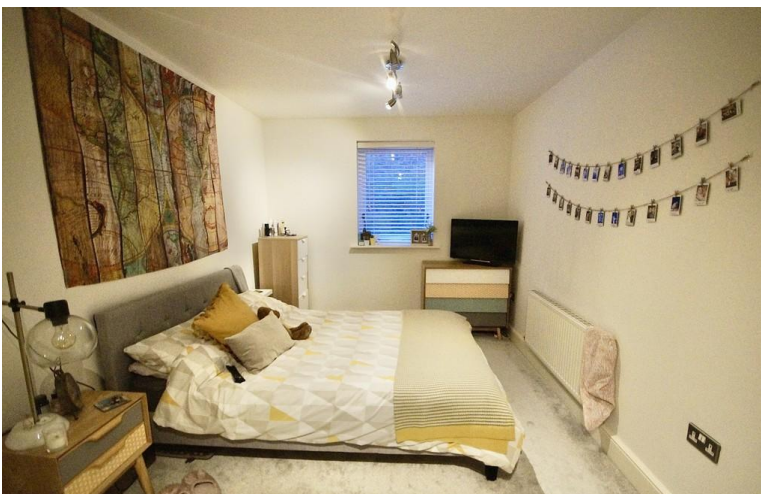
With suite to comprise of bath with shower over, WC and wash hand basin set in a concealed vanity surround with marble worktop, wall cupboards with downlighters, part tiled surround, extractor fan and heated towel rail.

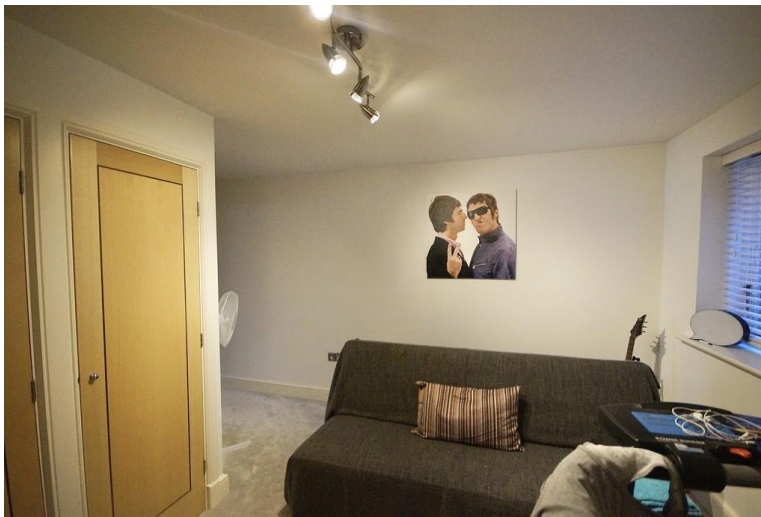
OUTSIDE

The property is situated within an exclusive and private development of executive apartments just a short walk from Lincoln Cathedral, the Cathedral Quarter and Lincoln's vibrant City Centre. Designated off street parking space and communal gardens are available.

NOTE

The photographs used in the marketing of the property were taken prior to the current tenancy commencing.





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 – HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilsen 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.

Clearings 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 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 HomeBuyer 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 are for them selves and the vendors (Lessors) for whom they act as Agents given 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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Floor Plan
Gross internal area: 78.6 m² (846.1 ft²)



29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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.

