



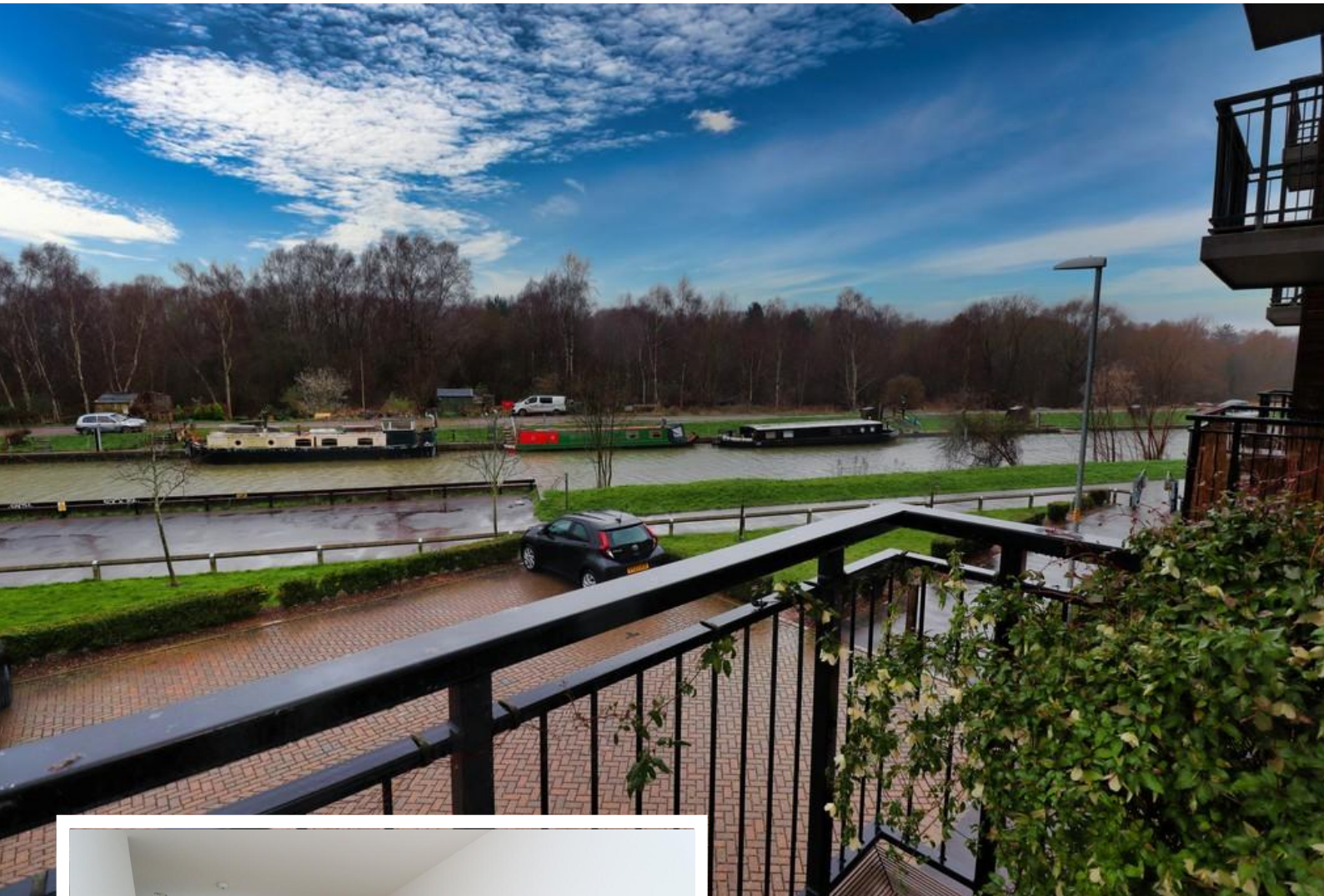
147 Angelica Road

Lincoln, LN1 1BE

£150,000

A well-presented and modern two bedroom First Floor Apartment with stunning views over the Fossdyke Canal, located to the West of the Cathedral and University City of Lincoln and within a short walk to the City Centre. The accommodation comprises of Entrance Hall, open plan Living/Kitchen/Diner, two Bedrooms and a Bathroom. Externally, the property has a balcony and an allocated parking space. The property benefits from No Onward Chain and viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING — B

COUNCIL TAX BAND — B (Lincoln City Council).

TENURE — Leasehold.

VIEWINGS - By prior appointment through Mundys.

LEASEHOLD INFORMATION

Length of Lease - 999 years

Years Remaining on Lease - 987 years

Annual Ground Rent - £165.00 per annum.

Ground Rent Reviewed - TBC

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.



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 ENTRANCE With lift and staircase to all floors.

ACCOMMODATION

HALL

With intercom entry system, double glazed window, cloaks cupboard and radiator.

OPEN PLAN LIVING KITCHEN DINER

23' 3 (max)" x 14' 2 (max)" (7.09m x 4.32m)

KITCHEN AREA

With wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven with gas hob and extractor fan over, spaces for a washing machine and fridge freezer and double glazed window to the front aspect.

LIVING/DINING AREA

With double glazed sliding door to the balcony with views over the Fosdyke Canal and two radiators.

BEDROOM 1

12' 0" x 8' 9" (3.66m x 2.67m), with double glazed window to the rear aspect, double wardrobe and radiator.

BEDROOM 2

12' 0" x 6' 5" (3.66m x 1.98m), with double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled splashbacks and radiator.

OUTSIDE

The property has a pleasant balcony accessed from the Living/Dining Area with views over the Fosdyke Canal. There is also an allocated parking space.

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 to 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 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 them 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 them we will receive a referral fee of up to £125.

Mundys Financial Services 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 550088 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 (Licensor) for whom they act as Agents give notice that:

1. The details are a general outline of 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein and not verified.

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Ground Floor

Approx. 66.1 sq. metres (711.6 sq. feet)



Total area: approx. 66.1 sq. metres (711.6 sq. feet)

For Illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

