



## Apartment 22, 44 Greetwell Gate

Lincoln, LN2 4GG

**£164,950**

A well-presented one bedroom second floor apartment situated within this sought-after Uphill area of Lincoln. This Greetwell Gate apartment offers well-presented living accommodation to briefly comprise of Main Entrance Hall, Lounge Diner, fitted Kitchen with integrated appliances, Bedroom and Jack and Jill Bathroom. Residents benefit from secure allocated parking, lift services and concierge providing portorage and security. The apartment further benefits from gas central heating and is being sold with No Onward Chain. Viewing is highly recommended.



## Greetwell Gate, Lincoln, LN2 4GG

### SERVICES

All mains services available. Gas central heating.

### EPC RATING – B

**COUNCIL TAX BAND – D** (Lincoln City Council).

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Mundys.

### LEASEHOLD INFORMATION

Lease Start Date - 08/03/2006

Lease End Date - 01/01/3002

Lease Term - 999 Years From 1 January 2003

Years Remaining on Lease – 978

Annual Ground Rent - TBC

Ground Rent Reviewed – TBC

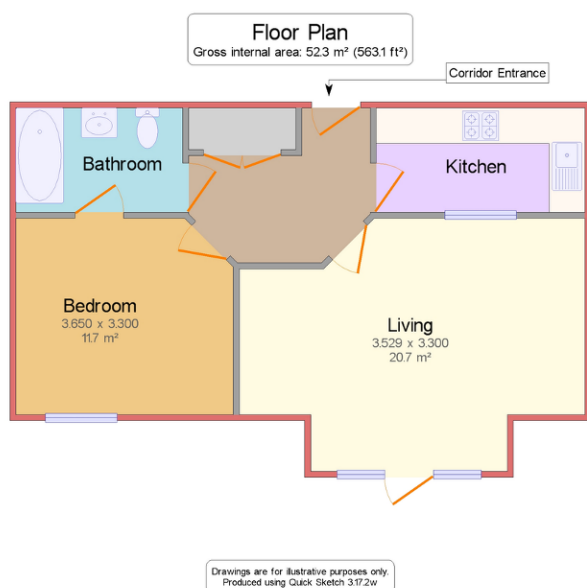
Annual Service Charge Amount - TBC

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.



### RECEPTION AREA

With secure entrance, concierge service, lift, postal box and door to the secure parking spaces (the apartment has an allocated space).

### ENTRANCE HALL

With main entrance door, coving to ceiling, inset spotlights, radiator and built-in cupboard.

### LOUNGE/DINER

19' 0" x 13' 9" (5.79m x 4.19m), with double glazed feature door and side windows with a Juliette balcony, coving to ceiling, inset spotlights and two radiators.

### KITCHEN

11' 9" x 5' 9" (3.58m x 1.75 m), fitted with a range of wall, base units and drawers with work surfaces over, integrated appliances incorporating electric oven and gas hob, extractor hood, fridge freezer, dishwasher and washing machine, stainless steel 1½ bowl sink with side drainer and mixer tap over, inset spotlights, radiator and internal window.

### BEDROOM

12' 0" x 10' 9" (3.66m x 3.28m), with double glazed window to the front elevation, radiator, inset spotlights, double wardrobe and coving to ceiling.

### EN-SUITE BATHROOM

9' 0" x 5' 9" (2.74m x 1.75 m), with suite to comprise bath with shower over, WC and wash hand basin, vanity mirror, extractor fan, inset spotlights, storage cupboards, towel radiator and coving to ceiling.

### OUTSIDE

The property has the added benefit of a secure 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](http://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/SPECIALLY TRAINED 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 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 Water 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 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 558088 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 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 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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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.

