



36 Hawthorn Chase

Lincoln, LN2 4RG

£118,000

A two Bedroomed Ground Floor Apartment situated in this popular development to the North of the Cathedral City of Lincoln. The property has recently been re-decorated and re-carpeted and benefits from a newly fitted shower room suite. The internal accommodation briefly comprises of Entrance Porch, Lounge/Diner, modern fitted Kitchen, two Bedrooms and a Shower Room. Outside there are communal gardens, communal parking and a single garage within a block. Viewing highly recommended and the property is being sold with NO CHAIN.



SERVICES

All mains services available.
Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

Years Remaining on Lease - 959 years.

Annual Service Charge Amount - approx. £1,159.28

Management Company - Hawthorn Chase
Management Co. Limited

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. The property is located close to the Carlton Centre with shops, chemist and restaurants.

ACCOMMODATION

PORCH

With radiator.

LOUNGE/DINER

20' 8 (max)" x 12' 0 (Max)" (6.3m x 3.66m) With two double glazed windows to the front aspect and two radiators.

HALL

With storage cupboard housing the gas fired central heating boiler.

KITCHEN

9' 2" x 8' 1" (2.80m x 2.47m) Fitted with a range of wall and base units with work surfaces over, electric oven and hob with extractor fan, stainless steel sink with side drainer and mixer tap over, spaces for fridge and freezer, serving hatch, tiled splashbacks and radiator.

BEDROOM 1

10' 11" x 9' 11" (3.34m x 3.04m) With double glazed window to the rear aspect and radiator

BEDROOM 2

9' 9" x 6' 11" (2.99m x 2.13m) With double glazed window to the rear aspect, storage cupboard and radiator.

SHOWER ROOM

Newly fitted suite comprising of shower, close coupled WC and pedestal wash hand basin, airing cupboard, tiled splashbacks, radiator and double glazed window to the rear aspect.

OUTSIDE

There are communal gardens to the front and rear, communal parking spaces to the front and a garage set within a block of other garages to the side of the property.



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

SMS & 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.

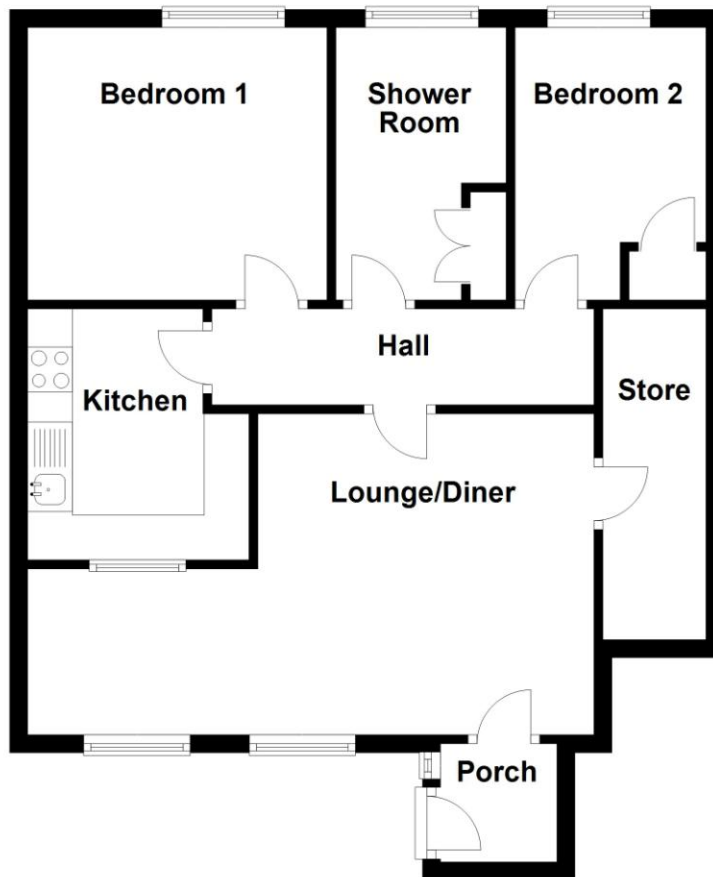
GENERAL

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



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 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.

