



1 Glenwood Grove

Lincoln, LN6 7BA

£82,500

NO ONWARD CHAIN - A Ground Floor Flat situated just off Boultham Park Road and within close proximity to Lincoln City Centre. The internal accommodation briefly comprises of Entrance Hall, Lounge, Kitchen, two Bedrooms and a Bathroom. Outside there is a Rear Garden. The property further benefits from gas central heating.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

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.

LEASEHOLD INFORMATION

Length of Lease - 999 years

Lease Start Date - 04/05/1939

Lease End Date - 05/05/2938

Years Remaining on Lease - 914 years

Annual Ground Rent - £4 per annum

Ground Rent Reviewed - TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

ACCOMMODATION

ENTRANCE HALL

With main entrance door, cupboard housing the gas central heating boiler and towel radiator.

LOUNGE

11' 10" x 10' 5" (3.61m x 3.18m), with UPVC door to the rear elevation, UPVC windows and radiator.

KITCHEN

7' 4" x 6' 0" (2.24m x 1.83m), with fitted base and wall cupboards, extractor hood, sink unit and drainer, part-tiled surround, single radiator and UPVC window to the rear elevation.

BEDROOM

12' 3" x 10' 5" (3.73m x 3.18m), with UPVC window to the front elevation and double radiator.

BEDROOM

9' 3" x 8' 3" (2.82m x 2.51m), with UPVC window to the front elevation and double radiator.

BATHROOM

With suite to comprise of bath with shower attachment, WC and wash hand basin, towel radiator, tiled walls and UPVC window to the side elevation.

OUTSIDE

There is an outside store area. Front lawned garden and Rear Garden.

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/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 & 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 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.

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 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 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

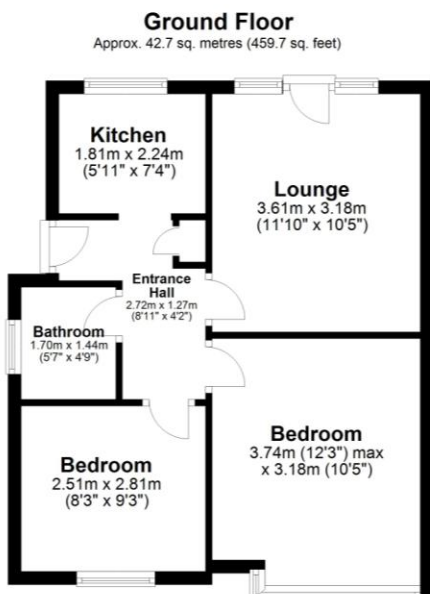
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 guidance only 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 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.

