



22 Venables Way

Lincoln, LN2 4WN



Book a Viewing!

£138,000

A second floor apartment situated within this popular residential area to the north of the City of Lincoln. The internal accommodation comprises of Entrance Hall, Open Plan Living, Dining and Kitchen Area, two Bedrooms and a Family Bathroom. The property further benefits from gas central heating and a single garage. Viewing of the property is highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – B

LOCAL AUTHORITY - Lincoln City Council

TENURE - Leasehold.

LEASEHOLD INFORMATION

Length of Lease - 125 years (from the 1st January 2002)

Years Remaining on Lease - 102 years (Lease end date 1st January 2127)

Service Charge Amount - Approx £117.89 pcm

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.

COMMUNAL ENTRANCE

With communal stairs to the second floor.

ENTRANCE HALL With main entrance door, single radiator, built-in storage cupboard and intercom telephone system.

OPEN PLAN LIVING/DINING & KITCHEN AREA

17' 6" maximum into kitchen area x 15' 4" minimum (5.33m x 4.67m)

LOUNGE/DINER

With UPVC double doors to a Juliet balcony, two double radiators and two UPVC windows.

KITCHEN AREA

Fitted with a range of wall, base units with drawers and work surfaces over, fitted oven and hob, extractor hood, integral washing machine, 1 ½ bowl sink unit and drainer and space for a fridge freezer.

BEDROOM

11' 8" narrowing to 10' 8" x 9' 9" (3.56m x 2.97m) With UPVC window to the rear elevation, double radiator and built-in double wardrobe.

BEDROOM

10' 9" x 9' 0" (3.28m x 2.74 m) With UPVC window to the rear elevation, cupboard housing the gas central heating boiler, double radiator and a built-in cupboard.

BATHROOM

With suite to comprise of bath with shower attachment, WC and wash hand basin, part tiled surround, single radiator, shaver point and UPVC window to the rear elevation.

OUTSIDE

There is a single garage in a block with an up and over door.

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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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 here in 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.

