



## 6 Francis Hill Court, Church Lane

Lincoln, LN2 1QJ



Book a Viewing!

**£200,000**

A two bedroomed ground floor apartment situated in this popular residential development close to the Bailgate and Uphill Lincoln. The property has internal accommodation to comprise of Shared Entrance Hallway leading to an Inner Hallway, two well-appointed Bedrooms, Shower Room, fitted Kitchen and Lounge with double doors to the communal gardens. Outside there are communal gardens and a parking space to the front. Viewing of the property is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Leasehold.

Length of Lease - 999 years from 1 July 1981

Lease Term Remaining - 955 years

Annual Ground Rent - £TBC

Annual Service Charge Amount - £2,640.

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.

## ACCOMMODATION

### COMMUNAL ENTRANCE

With intercom to the apartment and leading to the inner hallway.

### INNER HALLWAY

With doors to the two bedrooms, shower room, kitchen and lounge.

### KITCHEN

8' 3" x 10' 3" (2.52m x 3.14m) With UPVC window to the side aspect, wall mounted gas fired central heating boiler, fitted with a range base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, spaces for automatic washing machine, cooker, fridge and freezer and wall mounted cupboards with complementary tiling below.

### SHOWER ROOM

10' 11" x 6' 11" (3.33m x 2.13m) With UPVC window to the side aspect, suite to comprise of shower with mermaid boarding, WC and wash hand basin, tiled flooring, radiator and an airing cupboard.

### LOUNGE

10' 4" x 16' 2" (3.16m x 4.95m) With UPVC window and double doors to the rear aspect and radiator.

### BEDROOM 1

15' 0" x 10' 3" (4.59m x 3.14m) With UPVC window to the rear aspect, UPVC window to the side aspect and radiator.

### BEDROOM 2

11' 2" x 10' 11" (3.41m x 3.33m) With UPVC window to the side aspect and radiator.

### OUTSIDE

There are communal gardens to the rear and a parking space to the front.







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**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 Calum 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.

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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.

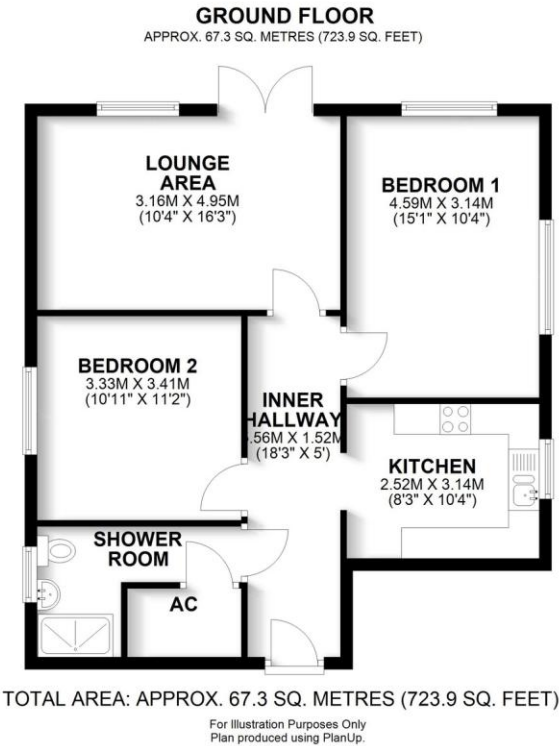
**GETTING A MORTGAGE**  
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**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 Mundy has any authority to make or give representation or warranty whatever in relation to this property.
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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 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.

