



## 2 and 2a Pennell Street

Lincoln, LN5 7TA



Book a Viewing!

**£250,000**

An opportunity to purchase two self-contained, two bedroomed apartments located just off the Lincoln High Street. There is also a planning application submitted to build a one bedroomed apartment at the rear of the property. For more information please contact Mundys on 01522 510044.







#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING – D**

**COUNCIL TAX BAND –** to follow.

**LOCAL AUTHORITY –** Lincoln .

**TENURE -** Freehold.

**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.

#### **2 PENNELL STREET**

A ground floor apartment with internal accommodation to comprise of Kitchen, Lounge, Shower Room and two Bedrooms.





#### KITCHEN

23' 2" x 7' 6" (7.06m x 2.29m) With UPVC double glazed window and door to the side elevation, underfloor heating, fitted with a range of base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, integral oven, four ring gas hob, spaces for a washing machine and fridge freezer, wall mounted cupboards with complementary tiling below and door to the shower room.

#### SHOWER ROOM

With UPVC double glazed window to the side elevation, suite to comprise of shower, close coupled WC and pedestal wash hand basin and underfloor heating.

#### LOUNGE

10' 9" x 11' 8" (3.28m x 3.56m) With UPVC double glazed window to the rear elevation, shelving and underfloor heating.



#### BEDROOM 1

10' 10" x 9' 11" (3.3m x 3.02m) With UPVC double glazed bay window to the front elevation, range of fitted wardrobes and underfloor heating.

#### BEDROOM 2

7' 7" x 8' 2" (2.31m x 2.49m) With UPVC double glazed window to the side elevation and underfloor heating.

#### 2A PENNELL STREET

A first floor apartment with internal accommodation to comprise of Open Plan Living Kitchen, Bathroom, Bedroom 1 and a second floor Bedroom 2.



#### ENTRANCE HALL

With staircase to the first floor.

#### OPEN PLAN LIVING/KITCHEN

15' 4" x 15' 1" (4.68m x 4.60m) With UPVC double glazed windows to the side and rear elevations, fitted with a range of base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, electric oven, gas hob, space for washing machine, tiled splashbacks and a radiator.

#### BATHROOM

With UPVC double glazed window to the rear elevation, suite to comprises of panelled bath with shower over, close coupled WC and pedestal wash hand basin, tiled splashbacks, radiator and a storage cupboard.



#### INNER HALL

With staircase to the attic.

#### BEDROOM 1

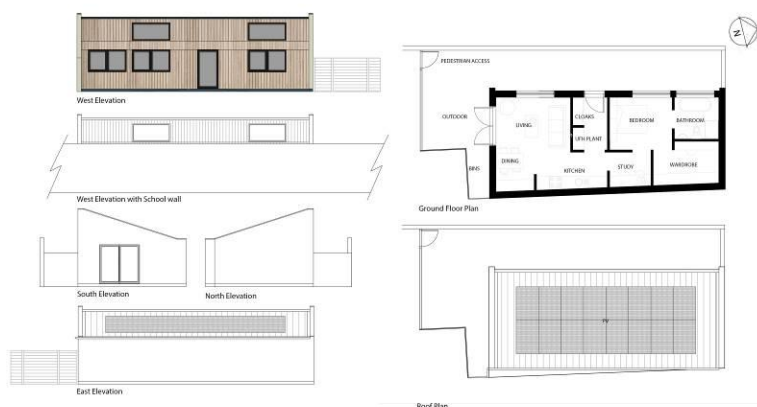
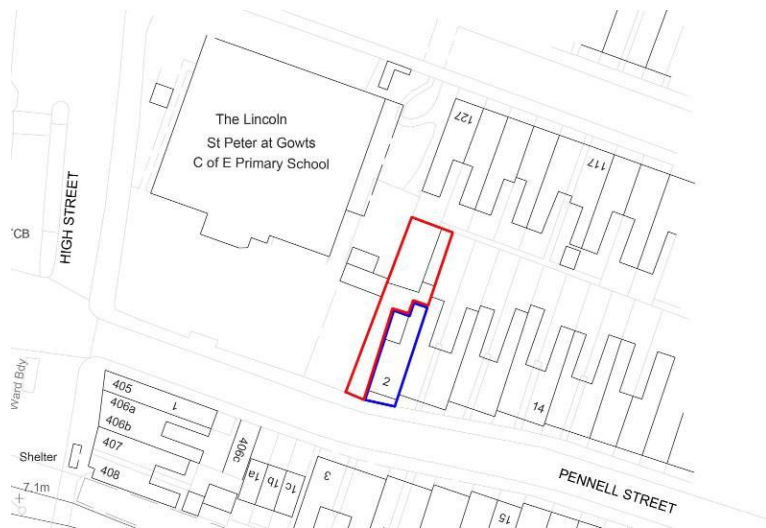
15' 1" x 11' 2" (4.61m x 3.41m) With two UPVC double glazed windows to the front elevation and radiator.

#### ATTIC LANDING

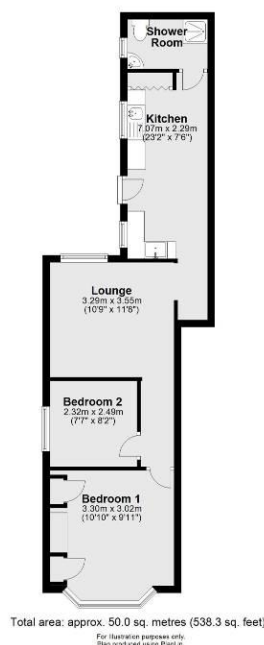
#### BEDROOM 2

22' 8 (max)" x 15' 0 (max)" (6.91m x 4.57m) With Velux windows to the front and rear elevations, shelving, eaves storage and a radiator.





**Ground Floor**  
Approx. 50.0 sq. metres (538.3 sq. feet)



2a Pennell Street

## OUTSIDE

To the front of the property there is a small courtyard area with access to apartment 2. To the rear of the property there is access to apartment 2a and off road parking.

### 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/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 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.

### 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

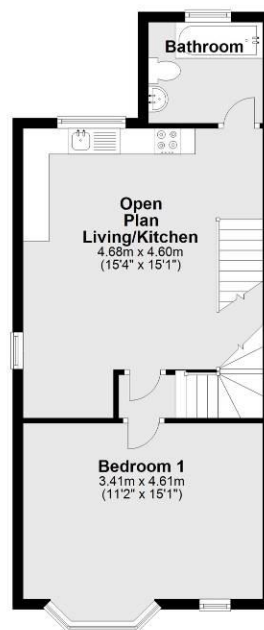
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The detail is a general outline for guidance only and does 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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## First Floor

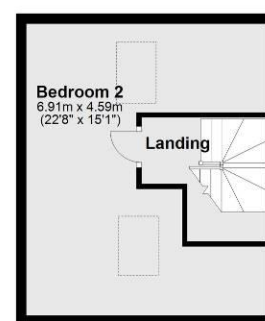
Approx. 46.9 sq. metres (504.3 sq. feet)



2 Pennell Street

## Attic

Approx. 28.8 sq. metres (310.3 sq. feet)



**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 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.

