



## Flat 2, 71 Swift Gardens

Lincoln, LN2 4ND



Book a Viewing!

**£89,950**

Situated in a convenient location to the North of the Cathedral City of Lincoln, a ground floor apartment ideal for a first time buy or investment. The internal accommodation comprises of Lounge, Kitchen/Diner, Inner Hallway, Two Double Bedrooms and a Bathroom. Outside there is a generous enclosed courtyard garden. Viewing of the property is highly recommended.



## Flat 2, 71 Swift Gardens, Lincoln, LN2 4ND

### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – E.

**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 - 99 years from 2009

Years Remaining on Lease - 82 years

Annual Ground Rent - TBC

Ground Rent Reviewed - TBC

Annual Service Charge Amount - TBC

Service Charge Reviewed - TBC

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

### ACCOMMODATION

#### LOUNGE

16' 1" x 10' 2" (4.91m x 3.10m) With double glazed window to the front aspect and electric radiator.

#### KITCHEN/DINER

14' 7" x 8' 1" (4.45m x 2.47m) Fitted with a range of base and wall units with work surfaces over, stainless steel sink with side drainer and hot and cold taps, electric oven and hob with extractor fan, spaces for washing machine and fridge freezer, tiled splashbacks, electric radiator and double glazed window to the front aspect.

#### HALL

With airing cupboard.

#### BEDROOM 1

13' 10" x 9' 0" (4.23m x 2.76m) With double glazed window to the side aspect and electric radiator.

#### BEDROOM 2

8' 6" x 7' 4" (2.60m x 2.26m) With double glazed window to the side aspect and electric radiator.

#### BATHROOM

Fitted with a three-piece suite comprising of P-shaped panelled bath with shower over and glass shower screen, close coupled WC and wash hand basin in a vanity style unit, tiled splashbacks, towel radiator and double glazed window to the side aspect.

#### OUTSIDE

The property has an enclosed low maintenance courtyard area.

#### 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

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.

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

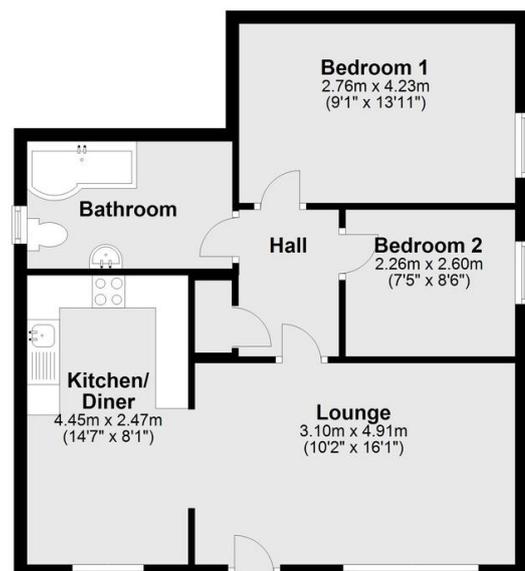
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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### Ground Floor

Approx. 56.6 sq. metres (609.6 sq. feet)



Total area: approx. 56.6 sq. metres (609.6 sq. feet)

29 – 30 Silver Street

Lincoln

LN2 1AS

01522 510044

22 Queen Street

Market Rasen

LN8 3EH

01673 847487

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.



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