



5 Witham View

Drury Lane, Lincoln, LN1 3BN

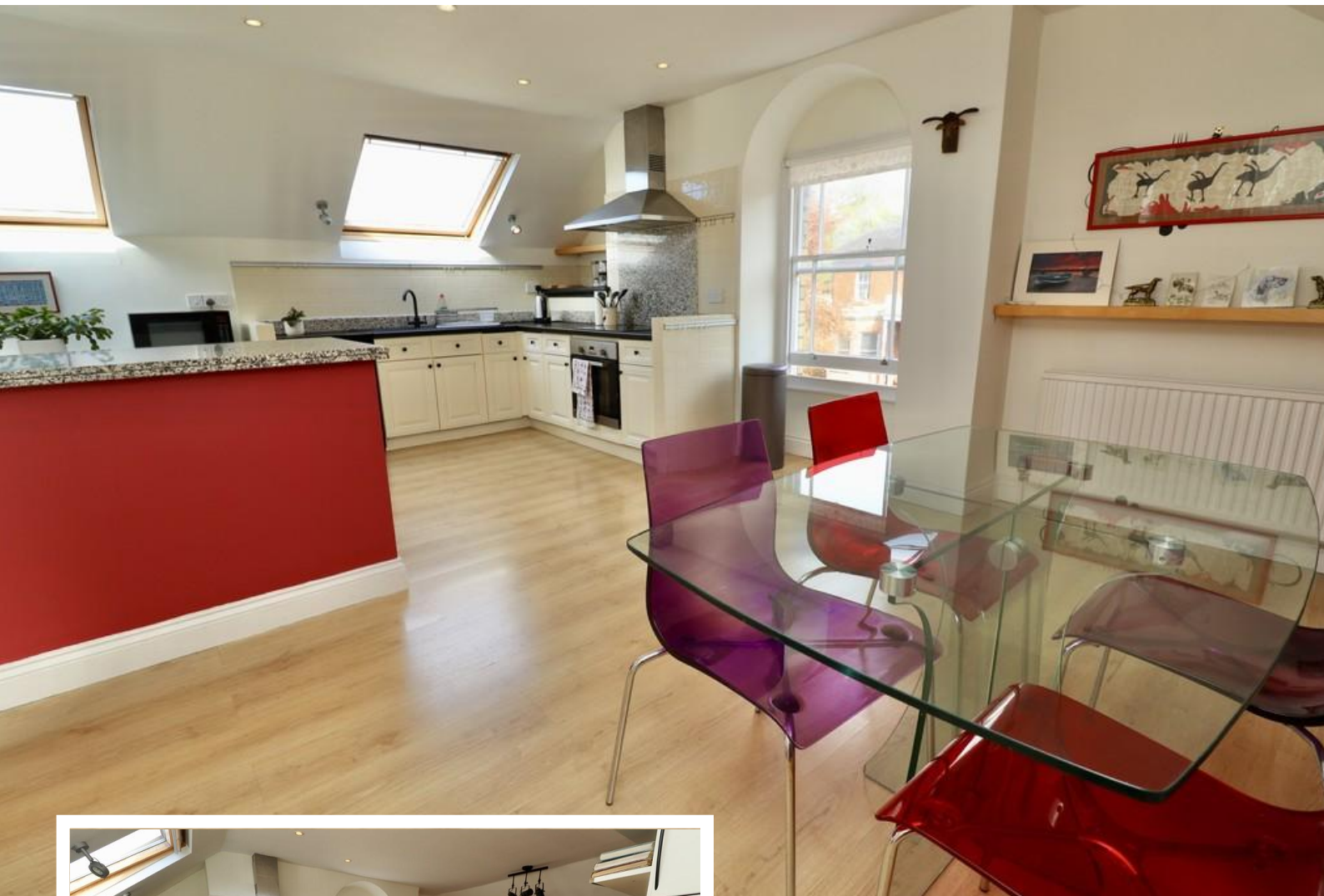


Book a Viewing!

£275,000

NO ONWARD CHAIN - A rare opportunity to purchase a spacious and well-presented Second Floor Apartment in this fantastic Uphill Lincoln location. The property is situated within easy walking distance to Lincoln's Bailgate with views of Lincoln Castle and Cathedral, as well as panoramic views of the City to the South. The accommodation comprises of Hall, Lounge with far reaching views of the City, Kitchen/Diner with Castle and Cathedral Views, Utility Room, Master Bedroom with walk-in wardrobe and Study, Second Bedroom and a large four piece Bathroom. Viewing of this property is highly recommended to appreciate the accommodation on offer and the position in which it sits.





SERVICES

All mains services available. Gas central heating.

EPC RATING — C.

COUNCIL TAX BAND — B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold with a share of the 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 and Cathedral. The property is within walking distance to both of the City's Universities.



ACCOMMODATION

ENTRANCE

With staircase to the apartment.

HALL

With intercom system, two skylights, two radiators, storage cupboard and laminate flooring

LOUNGE

16' 4" x 19' 5" (4.98m x 5.93m) With radiator, access to external fire escape and double glazed raised French doors giving panoramic views across the city of Lincoln.



KITCHEN/DINER

19' 5" x 13' 11" (5.93m x 4.26m) Fitted with a range of storage cupboards and base units with granite work surfaces over, 1½ bowl sink with side drainer and mixer tap over, electric oven and hob with extractor fan, space for dishwasher, integrated fridge and freezer, tiled splashbacks, laminate flooring, spotlights, radiator, two Velux and sash window to the front aspect with fantastic views of Lincoln Castle.

UTILITY ROOM

With spaces for washing machine and tumble dryer, airing cupboard housing the boiler and laminate flooring.



BEDROOM 1

16' 2" x 14' 9" (4.94m x 4.52m) With double glazed sash window to the rear aspect, storage cupboards, laminate flooring and radiator.

WALK-IN WARDROBE

7' 10" x 4' 6" (2.40m x 1.39m) With hanging space and laminate flooring.

STUDY AREA

7' 11" x 4' 6" (2.42m x 1.39m) With built-in desk storage shelving and exposed floorboards.

BEDROOM 2

8' 9" x 6' 5" (2.68m x 1.98m) With Velux window, laminate flooring and radiator.

BATHROOM

12' 4" x 7' 7" (3.77m x 2.33m) Fitted with a four piece suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and close coupled WC, part tiled walls, tiled flooring, spotlights, radiator and sash window to the front aspect.





LEASEHOLD INFORMATION

Years Remaining on Lease - 955 years (999 years from 11 May 1981 to 10 May 2980).

Annual Service Charge Amount - £1,250.00

Annual Ground Rent Amount - £50.00

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

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 - HOW WE MAY REFER YOU TO
Sills & Bettridge, 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 Water 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 Finance and Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Finance and Services 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 MR RICS.

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.

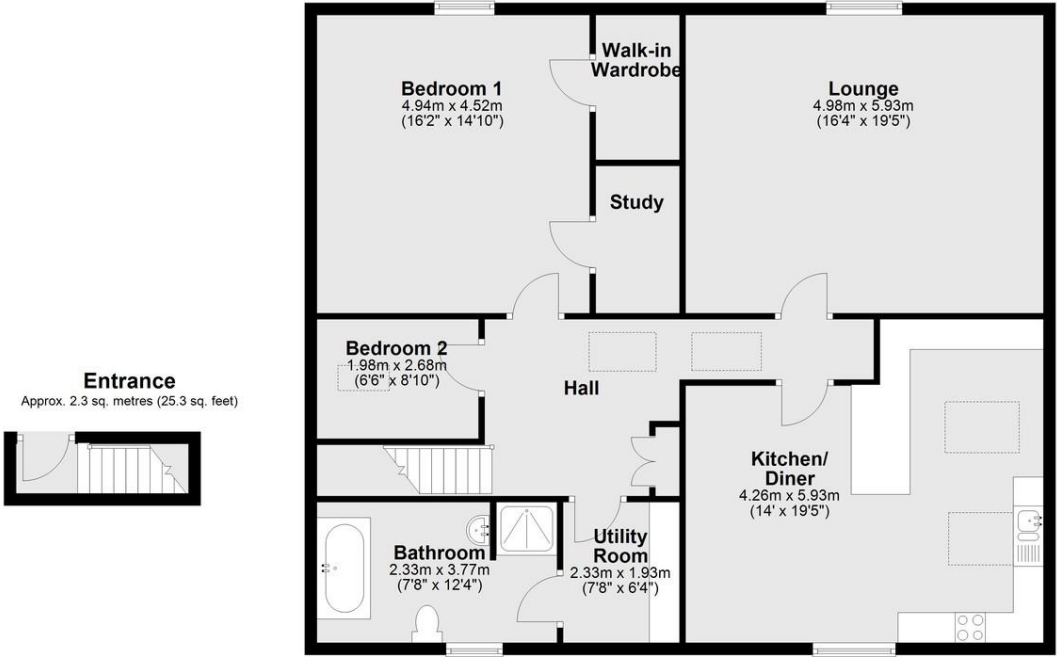
GENERAL
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their clients and the vendors (Lessors) for whom they act as Agents given notice that:

- 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.
- 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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Apartment Level

Approx. 124.9 sq. metres (1344.8 sq. feet)



Total area: approx. 127.3 sq. metres (1370.1 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.

