



3 Greestone Mount

Lincoln, LN2 1PS



Book a Viewing!

£225,000

A well-presented first floor apartment location within this exclusive development and within close proximity to the Bailgate, Cathedral Quarter and Lincoln City Centre. The internal accommodation briefly comprises of Main Entrance Hall, Open Plan Lounge and Dining Area, fitted Kitchen, two double Bedrooms and a Family Bathroom. Outside the property has its own allocated parking space and communal gardens. The property further benefits from impressive views over Lincoln City and viewing is highly recommended.



SERVICES

Mains electricity, water and drainage. Electric Heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

LEASEHOLD INFORMATION

Length of Lease - 999 years from the 1st August 2004.

Years Remaining on Lease - 978 years

Annual Ground Rent - £TBC

Annual Service Charge Amount - £1,525.80

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 HALL

With secure private entrance door, telephone and TV secure entry system and door giving access to the stairs leading to the first floor apartment.

ENTRANCE HALL

With main entrance door.

OPEN PLAN LOUNGE/DINER

18' 6" max x 18' 1" (5.64m x 5.51m) With three double glazed windows and views across the City, radiator, wood effect flooring and coving to ceiling.

KITCHEN

8' 10" x 8' 6" (2.69m x 2.59m) Fitted with a range of quality wall and base cupboards with drawers and work surfaces, sink unit and drainer, integral fridge freezer, fitted oven and hob, integral washing machine and dishwasher, extractor hood and double glazed window to the side elevation.

BEDROOM

19' 3" x 8' 11" (5.87m x 2.72m) With two double glazed windows, radiator, built-in double wardrobe and an airing cupboard housing the hot water cylinder.

BEDROOM

11' 11" x 9' 9" (3.63m x 2.97m) With double glazed window to the rear elevation and radiator.

BATHROOM

With suite to comprise of bath with shower over, WC and wash hand basin, part tiled surround and fitted vanity unit.

OUTSIDE

There is the benefit of an allocated parking space and communal gardens.





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.

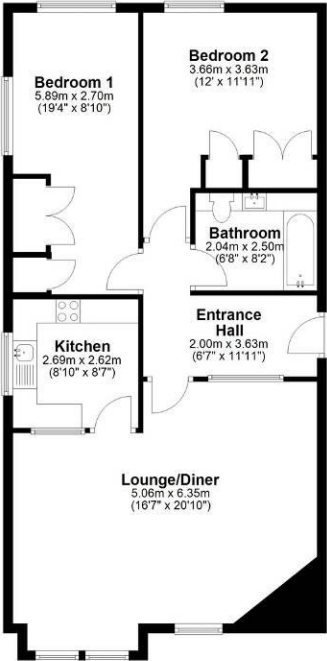
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 herein as not verified.

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Ground Floor



For Illustration Purposes Only
Plan produced using PlanUp.

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 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.

