



**Apartment 15, Ferguson House, Skellingthorpe Road**  
Lincoln, LN6 0TH



Book a Viewing!

**£100,000**

A modernised two bedroom first floor retirement apartment for the over 55's, to the South of the Cathedral City of Lincoln. Ferguson House is situated in a popular position, close to Hartsholme Country Park and within close proximity to the City Centre. The apartment offers updated internal accommodation briefly comprising of Communal Entrance, Inner Hallway, newly fitted Kitchen, Lounge with Juliet balcony, two Bedrooms and a modern Shower Room. The building also has a Communal Kitchenette and Lounge and benefits from communal parking and a communal garden. The property is being sold with No Onward Chain and viewing is highly recommended.



Skellingthorpe Road, Lincoln, LN6 0TH



#### **SERVICES**

Water, electricity and drainage. Electric Heating.

**EPC RATING** — to follow.

**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 - 125 years from 1st April 2003  
 Years Remaining on Lease - 102 years  
 Annual Ground Rent - £150 per annum  
 Ground Rent Reviewed - Annually in TBC  
 Annual Service Charge Amount - £207 per calendar month  
 Service Charge Reviewed - Annually in TBC

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

## ACCOMMODATION

### COMMUNAL ENTRANCE

With lift and stairs to first floor, communal lounge with kitchenette and access to the gardens.

### HALL

With intercom system, airing cupboard, storage cupboard and electric radiator.

### LOUNGE/DINER

15' 10" x 11' 4" (4.85m x 3.47m) With double glazed Juliet balcony.

### KITCHEN

11' 3" x 6' 5" (3.45m x 1.97m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap, eye level electric oven and microwave, electric hob with extractor fan over, spaces for fridge freezer and washing machine, tiled splashbacks and double glazed window to the side aspect.

### BEDROOM 1

14' 0" x 9' 9" (4.29m x 2.98m) With double glazed window to the rear aspect and electric radiator.

### BEDROOM 2

10' 2" x 7' 8" (3.11m x 2.35m) With double glazed window to the rear aspect and electric radiator.

### SHOWER ROOM

Fitted with a three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity style unit, tiled flooring, part tiled walls and towel radiator.

### OUTSIDE

There is parking for vehicles and an attractive well-maintained communal woodland 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](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 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

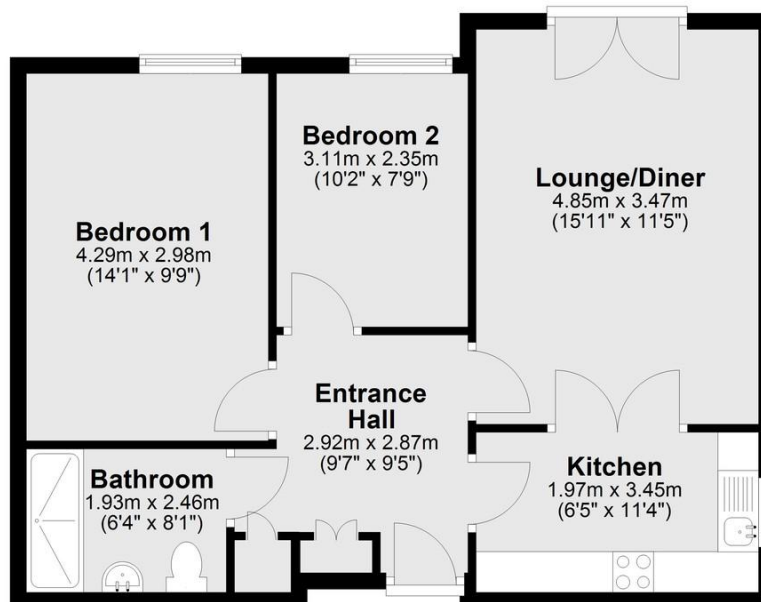
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

### First Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



Total area: approx. 58.4 sq. metres (628.8 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.

