



3 Gage Court

Lincoln, LN2 4BG



Book a Viewing!

£95,000

A beautiful one bedroom first floor modern apartment situated in this popular development within Uphill Lincoln. The property has internal living accommodation to briefly comprise of an Open Plan Living/Kitchen/Diner, Double Bedroom and a Bathroom. The property further benefits from an allocated parking space. This modern apartment would perfectly suit the first time buyer or investor. The property is being sold with No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council

TENURE - Leasehold.

LEASEHOLD INFORMATION

Length of Lease - 125 years

Years Remaining on Lease - 106 years

Annual Ground Rent - £100

Annual Service Charge Amount - £2,532.00 which includes utilities

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.

OPEN PLAN KITCHEN/DINER/LIVING AREA

17' 10" x 11' 6" (5.44m x 3.53m) Fitted with a range of built-in cupboards and drawers, complemented by a practical work surface, integrated appliances include an induction hob and electric oven, a stainless steel sink and mixer tap. There is space for a freestanding fridge freezer, spotlights provide ample lighting, radiator, uPVC double-glazed window to the side aspect and French doors leading to a Juliet balcony allow for plenty of natural light.

BEDROOM

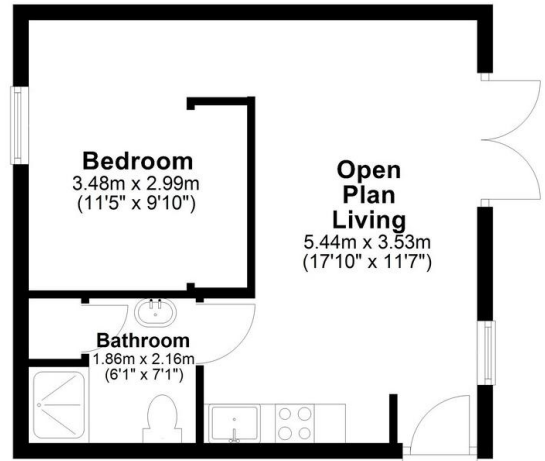
11' 5" x 9' 9" (3.48m x 2.99m) With uPVC double-glazed window to the side aspect, radiator and built-in wardrobe storage.

BATHROOM

6' 1" x 7' 1" (1.86m x 2.16m) With a modern three-piece suite comprising of a shower tray with tiled splashback, WC and a wash hand basin, additional features include a wall-mounted cupboard for storage, an extractor fan, a heated towel radiator and an built-in storage cupboard housing plumbing for a washing machine along with shelving.

OUTSIDE

The property benefits from an allocated parking space.



Total area: approx. 32.1 sq. metres (345.2 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.



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 Agent 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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