



Apartment 5, 547 Newark Road

Lincoln, LN6 8RY

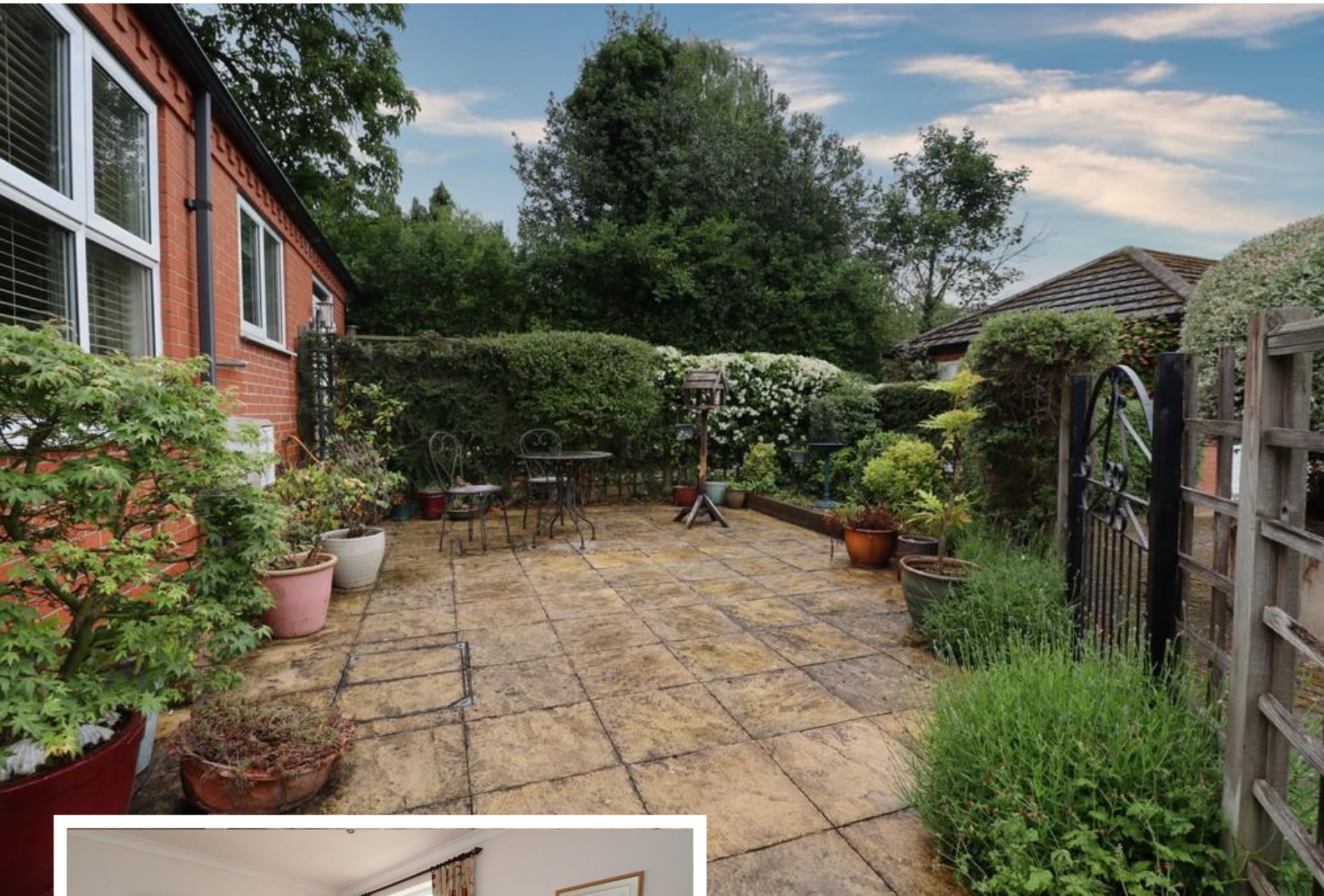


Book a Viewing!

£140,000

Situated on Newark Road between the Lincoln and North Hykeham, this Ground Floor Flat offers internal accommodation to comprise of Entrance Hallway, Kitchen/Dining Room, Lounge, two Bedrooms and Bathroom. Outside there is a private patio area, garage and communal parking. The property provides convenient access to local shops, bus routes, schools, and major road links. The property is being sold with the added benefit of No Onward Chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE – Leasehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is ideally located with convenient access to both North Hykeham and the historic Cathedral and University City of Lincoln. North Hykeham offers a wide range of local amenities including supermarkets, schools, a leisure centre, and a railway station with direct services to Lincoln, Newark, and Nottingham. Just a short drive away, Lincoln boasts High Street shops, department stores, banks, a multiplex cinema, Marina, and Art Gallery. The iconic Steep Hill leads to the Uphill area, home to the Bailgate with its independent boutiques, cafés, the Castle, Cathedral, and the renowned Bishop Grosseteste University.



LEASEHOLD INFORMATION

Length of Lease - 200 years

Years Remaining on Lease - 179 years

Annual Ground Rent - £TBC

Ground Rent Reviewed - Annually in TBC

Annual Service Charge Amount - £1,945.08

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

ENTRANCE HALL

4' 6" x 10' 2" (1.39m x 3.11m) Accessed via a UPVC front door with radiator and loft access.

KITCHEN/DINER

17' 4" x 7' 11" (5.29m x 2.42m) Fitted with built-in cupboards and drawers, integrated oven with hob and extractor, stainless steel sink with mixer tap and drainer, integrated washing machine, dishwasher and fridge and space for freezer, cupboard housing the gas central heating boiler, UPVC double glazed window to rear aspect, radiator and space for dining table.

LOUNGE

12' 4" x 14' 9" (3.77m x 4.51m) With UPVC double glazed French doors opening onto the rear patio, radiator and electric log burner-style fire with fireplace surround.

BEDROOM 1

13' 1" x 8' 6" (4m x 2.61m) With UPVC double glazed window to rear aspect and radiator.

BEDROOM 2

11' 0" x 7' 10" (3.37m x 2.4m) With UPVC double glazed window to rear aspect and radiator.

BATHROOM

5' 4" x 6' 5" (1.63m x 1.97m) With three piece suite including walk-in shower with mermaid boarding, close coupled WC and pedestal sink, chrome effect heated towel rail, extractor fan, wall mounted cupboard, grab rails and UPVC double glazed window to front aspect.

OUTSIDE

Outside there is a paved rear patio area with mature shrubs and a rear gate giving access to communal parking and the garage.

GARAGE

With up and over door.





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

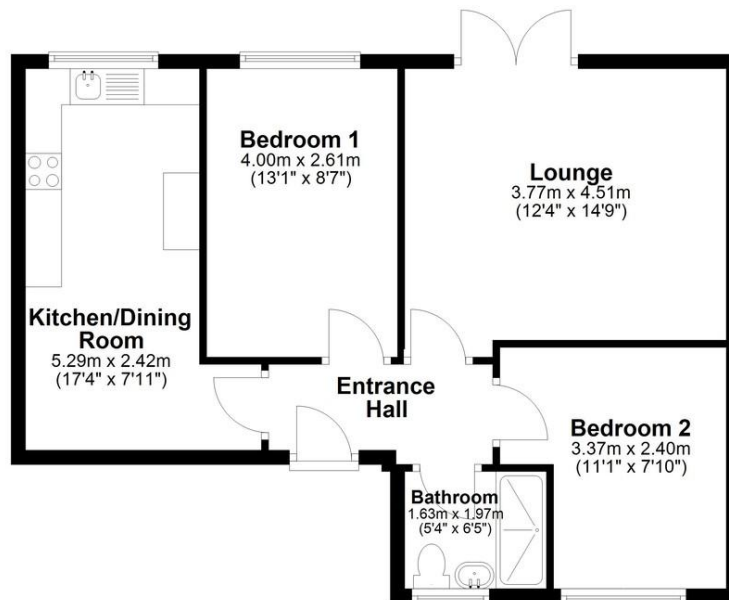
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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

Approx. 60.2 sq. metres (647.6 sq. feet)



Total area: approx. 60.2 sq. metres (647.6 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

Apartment 5, 547 Newark Road

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 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.

