



2 Grantavon House, Brayford Wharf East

Lincoln, LN5 7WA



Book a Viewing!

£90,000

A well-presented one-bedroom ground floor apartment situated within Grantavon House - ideally located adjacent to the Lincoln Brayford waterfront. The property is just a short walk from an array of restaurants, the cinema complex, Lincoln High Street and city centre amenities. It is also positioned directly opposite the University of Lincoln, making it a prime spot for both owner-occupiers and investors. Internally, the apartment is finished to a good standard and benefits from a modern fitted kitchen and shower room, laminate flooring throughout and oak internal doors. The accommodation comprises: entrance hallway, living area, kitchen area, bedroom and shower room. The property is being sold with no onward chain.



SERVICES

Mains water, electricity and drainage. Heating via electric radiators.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE – Leasehold.

LEASEHOLD INFORMATION

Lease Term: 999 years from 1 December 1999

Lease Start Date: 20/01/2000

Lease End Date: 01/12/2998

Lease Term Remaining: approx. 974 years

Current Ground Rent & Maintenance: approx. £210 per calendar month

All lease terms, charges and conditions should be verified by your solicitor prior to exchange of contracts.

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

ENTRANCE HALL

Accessed via the communal hallway, laminate flooring, electric radiator and cupboard housing the hot water cylinder.

LOUNGE

13' 2" x 12' 11" (4.01m x 3.94m) With UPVC double glazed window, laminate flooring and electric radiator.

KITCHEN

9' 6" x 6' 9" (2.9m x 2.06m) With laminate flooring and fitted with a range of wall, base units and drawers with work surfaces, tiled splashbacks, stainless steel sink drainer, integrated oven, four-ring ceramic hob with extractor fan over, plumbing and space for washing machine and space for fridge freezer.

BEDROOM

11' 2" x 10' 11" (3.4m x 3.33m) With two UPVC double glazed windows, laminate flooring and electric radiator.

SHOWER ROOM

5' 11" x 5' 11" (1.8m x 1.8m) With laminate flooring, low level WC, wash hand basin, multi-jet shower cubicle, fully tiled walls, heated towel rail and extractor fan.

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 & Co., Taylor Rose, 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 are 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 41.9 sq. metres (450.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.



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