



11 Ockbrook Court, Williamson Street

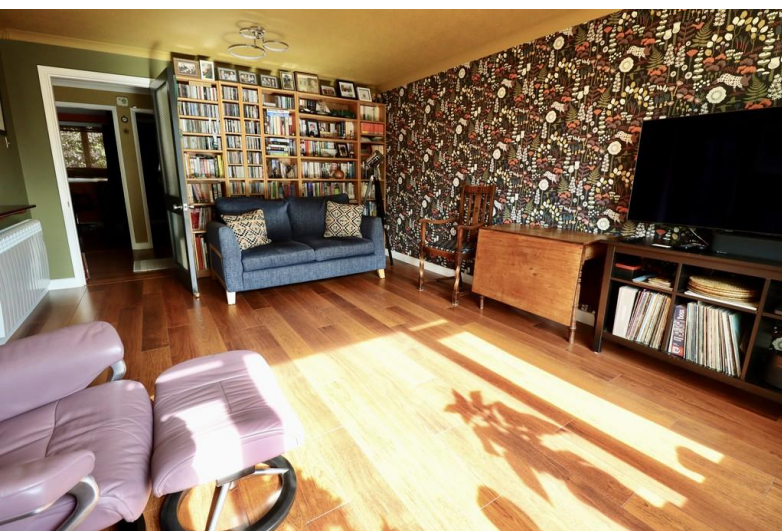
Lincoln, LN1 3EP



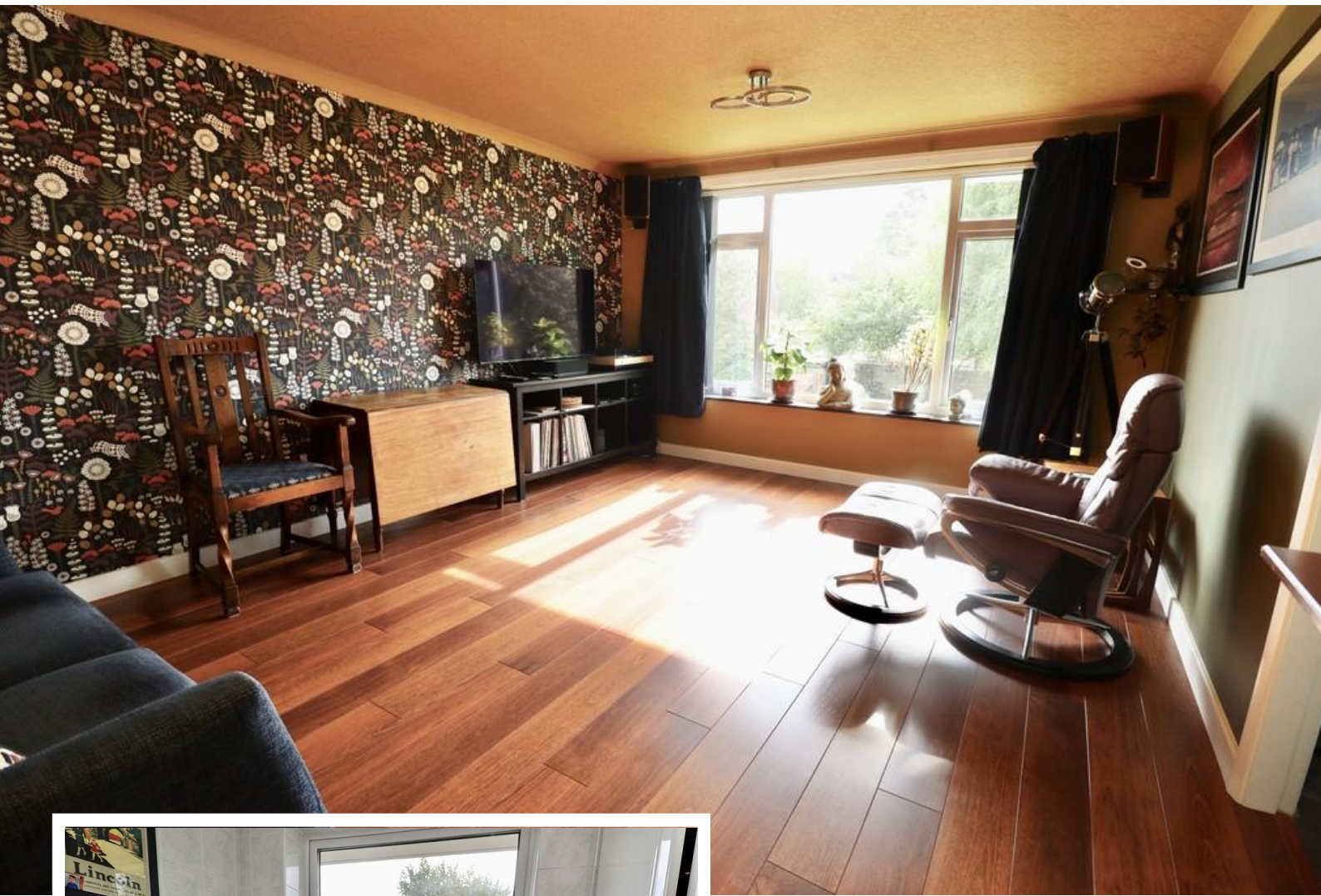
Book a Viewing!

£185,000

Positioned in a prime Uphill Lincoln location, just a short distance from the historic Bailgate and Cathedral Quarter, this superb first floor apartment offers 2/3 bedrooms and stylish, well-presented accommodation throughout. The property features an entrance hall, a light and spacious lounge, a fitted kitchen with pantry, two generous double bedrooms, and an additional third bedroom which is currently used as a walk-in wardrobe. A modern shower room completes the accommodation. Outside, the apartment enjoys the benefit of a communal car park, beautifully maintained shared gardens, and a single garage in a block. Early viewing is strongly recommended to appreciate the setting and quality of this delightful home.



Ockbrook Court, Williamson Street, Lincoln, LN1 3EP



SERVICES

Mains electricity, water and drainage. Electric central heating.

LEASEHOLD INFORMATION

Length of Lease - 999 years from 1st January 1999

Years Remaining on Lease - 972

Annual Ground Rent - £1,020.00

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

EPC RATING — to follow.

COUNCIL TAX BAND — B.

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.

ACCOMMODATION

COMMUNAL ENTRANCE

With staircase to the first floor.

HALL

With intercom system and wood effect flooring.

LOUNGE

16' 11" x 12' 2" (5.17m x 3.71m) With double glazed window to the rear aspect, wood effect flooring and electric radiator.

KITCHEN

11' 1" x 6' 7" (3.40m x 2.01m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob with extractor fan over, spaces for fridge freezer and dishwasher, breakfast bar, tiled walls and flooring and double glazed window to the rear aspect.

PANTRY

With plumbing for washing machine, storage shelving and tiled flooring.

BEDROOM 1

12' 8" x 9' 5" (3.88m x 2.88m) With double glazed window to the front aspect, wood effect flooring and electric radiator.

WALK-IN WARDROBE/BEDROOM 3

12' 5" x 6' 5" (3.79m x 1.96m) Accessed via bedroom 1, fitted with a range of wardrobes with mirror fronted sliding doors, double glazed window to the front aspect, wood effect flooring and electric radiator.

BEDROOM 2

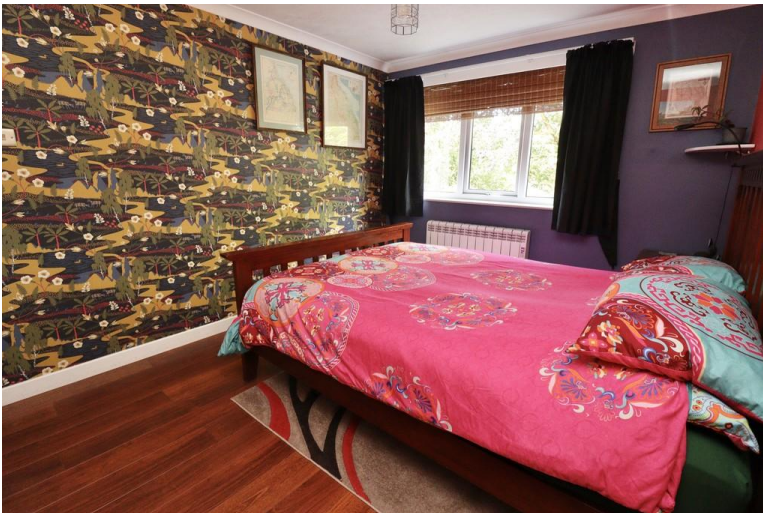
12' 10" x 9' 5" (3.93m x 2.88m) With double fitted wardrobe with mirror fronted sliding doors, over bed storage and bedside tables, double glazed window to the front aspect, wood effect flooring and electric radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin, towel radiator, tiled walls and tiled flooring.

OUTSIDE

The property benefits from a single garage in a block. There is also a communal car park. To the rear of the property there is a well-maintained communal garden laid mainly to lawn with seating areas, mature shrubs and flowerbeds, and gated pedestrian access to Middleton's Field, leading towards Church Lane and the Bailgate.





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 Calum 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

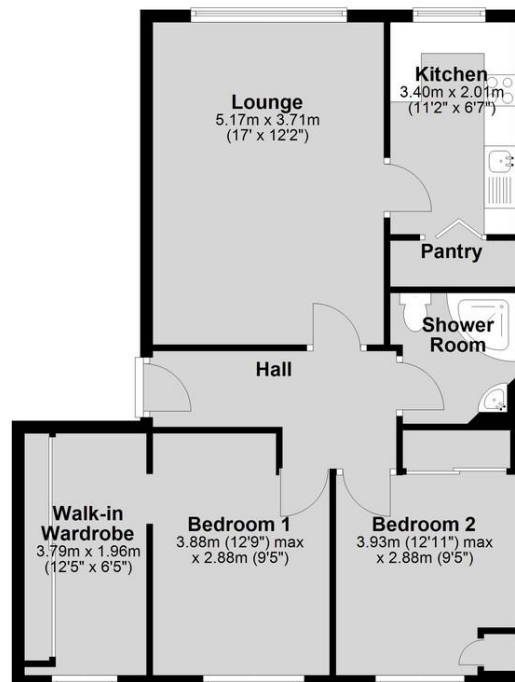
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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. 69.0 sq. metres (742.8 sq. feet)



Total area: approx. 69.0 sq. metres (742.8 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.

