



15 Greestone Mount

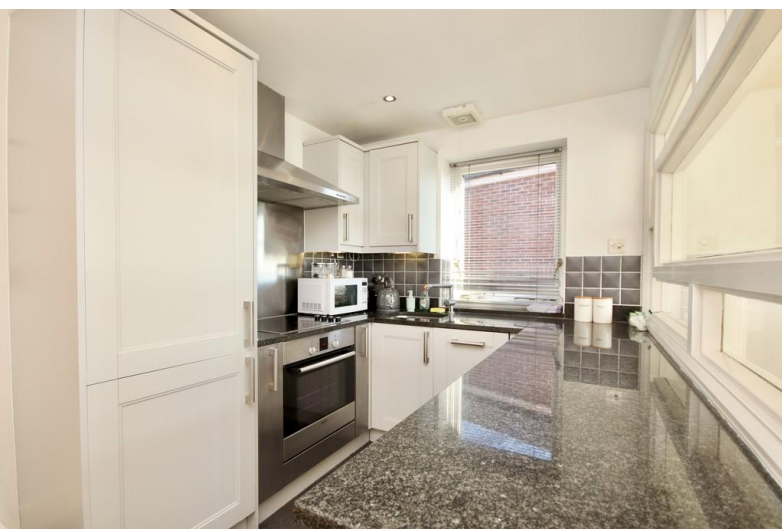
Lincoln, LN2 1PS



Book a Viewing!

Offers in the Excess of £230,000

A sought after Two Bedroom Penthouse Apartment superbly positioned in uphill Lincoln, just a stone's throw from Lincoln's historic Cathedral Quarter. Perfectly placed for city living yet offering a sense of privacy, this top floor home enjoys panoramic views across Lincoln and allocated parking. The property is well presented throughout, making it an excellent choice for professionals, downsizers, or investors. The accommodation comprises of Entrance Hallway, Open Plan Living/Dining Room, Kitchen, Two Double Bedrooms, Bathroom, and Roof Terrace.



15 Greestone Mount, Lincoln, LN2 1PS



SERVICES

All mains services available. Electric central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

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

ENTRANCE HALL

11' 7" x 8' 5" (3.53m x 2.57m) The apartment is approached via a wooden entrance door with frosted glass panelling, opening into a welcoming hallway. Laminate flooring flows throughout the main living areas, complemented by a radiator. The hallway gives access to the open-plan living space, kitchen, bathroom, and two bedrooms. An intercom system is also fitted, with loft access to the roof terrace and a feature panelled window providing a glimpse into the lounge.

OPEN PLAN LIVING

23' 2 max" x 21' 2 max" (7.06m x 6.45m) A bright and versatile space with laminate flooring continuing throughout. A feature electric fireplace provides a focal point, two radiators ensure year-round comfort. An impressive bay-style window frames superb panoramic views across the city, creating an ideal spot for a dining table, reading nook, or simply relaxing. There is ample room for lounge furniture, recessed spotlights overhead, and a feature internal window opening through to the kitchen.

KITCHEN

10' 10" x 8' 0 max" (3.3m x 2.44m) Designed to complement the open plan layout, the kitchen is fitted with a range of cupboards and marble-effect worktops. Appliances include an electric hob with oven, extractor above, integrated fridge/freezer, integrated washing machine, a stainless-steel sink with mixer tap is set beneath a window, tiled flooring and radiator complete the space.

BEDROOM 1

9' 3" x 15' 7" (2.82m x 4.75m) A generous double bedroom with rear facing window, radiator, and useful built-in cupboard storage.

BEDROOM 2

8' 4" x 15' 7" (2.54m x 4.75m) A further double bedroom, also rear-facing, radiator and a storage cupboard housing the hot water tank.

BATHROOM

6' 7" x 6' 11" (2.01m x 2.11m) Featuring a side window with bay detail, fitted with a three-piece suite comprising of a bath with mains-fed shower over, WC, and pedestal wash basin set onto a marble-effect surface, tiled flooring, tiled splashbacks, extractor and radiator.

OUTSIDE

To the front of the property there is an allocated parking space which is adjacent to the apartment. To the rear of the property there are pleasant well maintained communal gardens with private gated access onto Greestone Steps. A unique addition is the roof terrace, accessed via a hatch in the entrance hallway, which provides a private decked seating area with far-reaching views across Lincoln - perfect for relaxing or entertaining.



Ground Floor



Total area: approx. 75.7 sq. metres (814.6 sq. feet)
15 Greenstone Mount

LEASEHOLD INFORMATION

Length of Lease - 999 years

Years Remaining on Lease - 978 years

Annual Ground Rent - £0

Ground Rent Reviewed - N/A

Annual Service Charge Amount - £1,410.00

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.

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 Gibson 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.

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.

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 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.

