



## 13 Museum Court

Lincoln, LN2 1JB



Book a Viewing!

**£195,000**

A modern Second Floor Executive Apartment situated in this fantastic City Centre location, with a range of local shops and facilities on its doorstep and within a short walk to Lincoln Train Station, the Bailgate and the Cathedral Quarter. This immaculate apartment features a high specification finish throughout, with accommodation comprising of an Entrance Hall, Lounge Diner, Kitchen with a range of fitted appliances, two double Bedrooms, one with En-suite Shower Room, and Family Bathroom. The apartment also benefits from secure and gated allocated parking and spectacular Cathedral Views. Viewing of the property is essential to appreciate the accommodation offer. NO CHAIN.





#### **SERVICES**

All mains services available. Electric central heating.

**EPC RATING** – C.

**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 Lincoln Bishop University.





## LEASEHOLD INFORMATION

Length of Lease – 125 Years.

Years Remaining on Lease – 108 Years.

Annual Ground Rent - £50.

Ground Rent Reviewed – N/A.

Annual Service Charge Amount - £2,265.

Service Charge Reviewed – April 2026.

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



## ACCOMMODATION

### COMMUNAL ENTRANCE

With stairs and lift to all floors.

### HALL

With two double glazed windows with Cathedral views, wood flooring, electric radiator and airing cupboard.

### LOUNGE/DINER

14' 9" x 12' 3" (4.52m x 3.74m) With two double glazed windows, wood flooring, electric radiator and spotlights.

### KITCHEN

8' 8" x 7' 1" (2.65m x 2.17m) Fitted with a range of wall and base units with work surfaces over, undermount 1 1/2 bowl sink with side drainer and mixer tap over, electric oven and hob, integrated fridge freezer and dishwasher, wood flooring and double glazed window with Cathedral views.

### BEDROOM 1

20' 9 (max)" x 9' 1" (6.32m x 2.77m) With double glazed window, fitted wardrobes, electric radiator and spotlights.

### EN-SUITE SHOWER ROOM

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

### BEDROOM 2

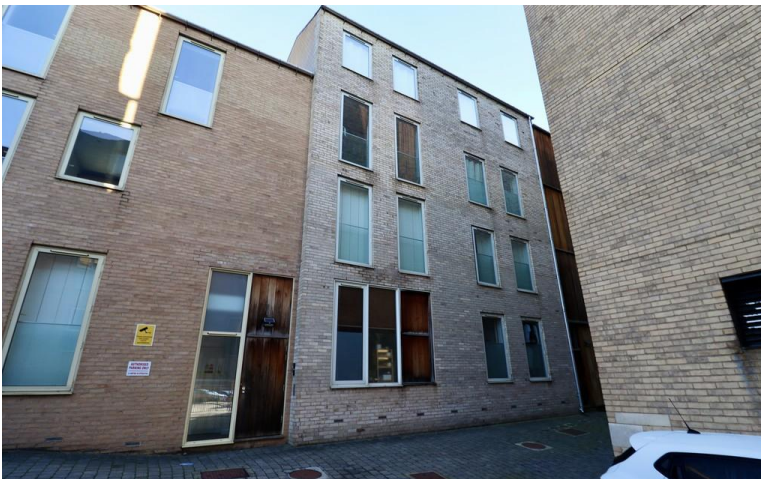
13' 1 (max)" x 9' 4" (3.99m x 2.87m) With double glazed window, fitted wardrobes, electric radiator and spotlights.

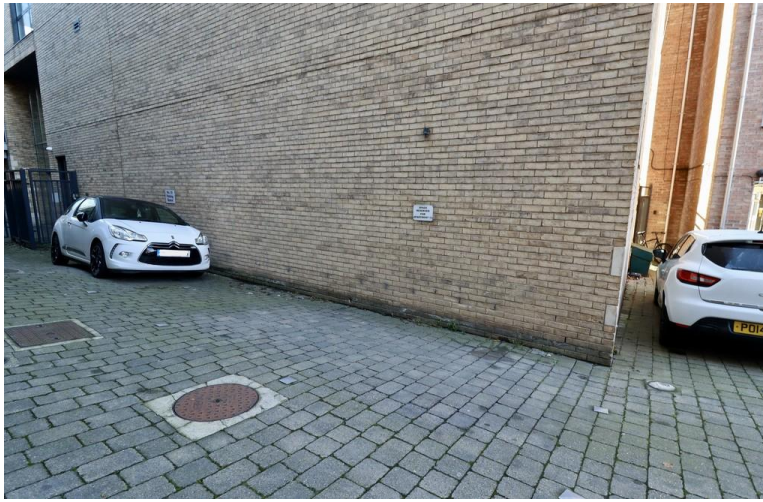
### BATHROOM

Fitted with a three piece suite comprising of a panelled bath with shower over and glass shower screen, wash hand basin and close coupled WC, medicine cabinet, chrome towel radiator, spotlights, tiled flooring and part tiled walls.

### OUTSIDE

There is an allocated parking space.





#### WEBSITE

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#### 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

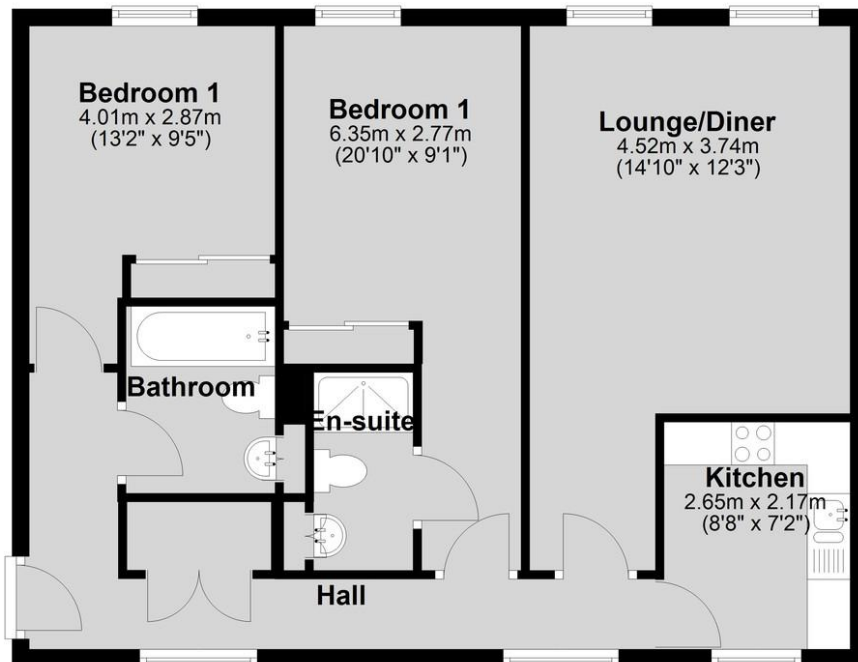
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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. 68.6 sq. metres (738.3 sq. feet)



Total area: approx. 68.6 sq. metres (738.3 sq. feet)

**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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