



Apartment 1, 40 Monson Street

Lincoln, LN5 7SB



Book a Viewing!

£75,000

A Two Bedroom Ground Floor Apartment offered with no onward chain. This conveniently located apartment provides practical, well arranged living space ideal for first time buyers, downsizers, or investors. The accommodation comprises of: Lounge, Kitchen, Two Double Bedrooms, and a Shower Room.



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SERVICES

All mains services available. Electric storage heating.

EPC RATING – C.

COUNCIL TAX BAND – A

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.

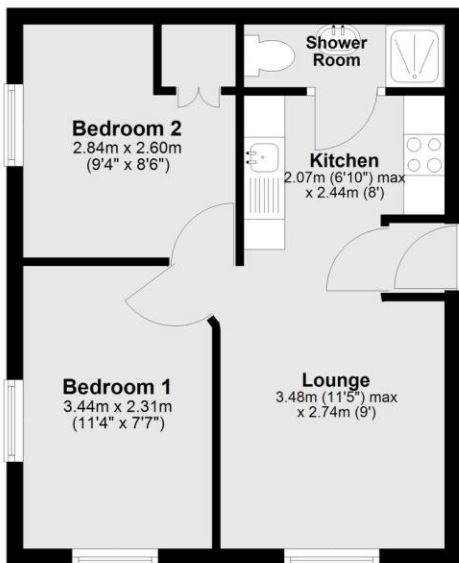
LOUNGE

11' 5" x 9' (3.48m x 2.74m) Accessed via a porch, the lounge offers an open plan layout with a UPVC double glazed window to the front aspect, radiator and laminate flooring.

KITCHEN

6' 10" x 8' (2.08m x 2.44m) Situated directly off the lounge, the kitchen provides a practical layout with a range of base units and worktops, electric hob with oven and extractor, stainless steel sink with drainer and mixer tap, integrated fridge and freezer, tiled flooring and laminate flooring through from the lounge.

Ground Floor



Total area: approx. 32.8 sq. metres (353.4 sq. feet)

BEDROOM 1

11' 4" x 7' 7" (3.45m x 2.31m) A comfortable double bedroom featuring UPVC windows to both the front and side aspects and radiator.

BEDROOM 2

9' 4" x 8' 6" (2.84m x 2.59m) A second double bedroom with UPVC window to the side aspect, radiator and built-in storage cupboard housing the boiler.

SHOWER ROOM

Fitted with a three piece suite including shower tray with mermaid boarding, WC and vanity unit, tiled flooring, extractor, LED spotlights and an upright towel radiator.

LEASEHOLD INFORMATION

Length of Lease - TBC

Years Remaining on Lease - TBC

Annual Ground Rent - £ TBC

Ground Rent Reviewed - Annually in TBC

Annual Service Charge Amount - £

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 & Co, Taylor Rose, 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 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 roughly 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 Agent 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 here in as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

