

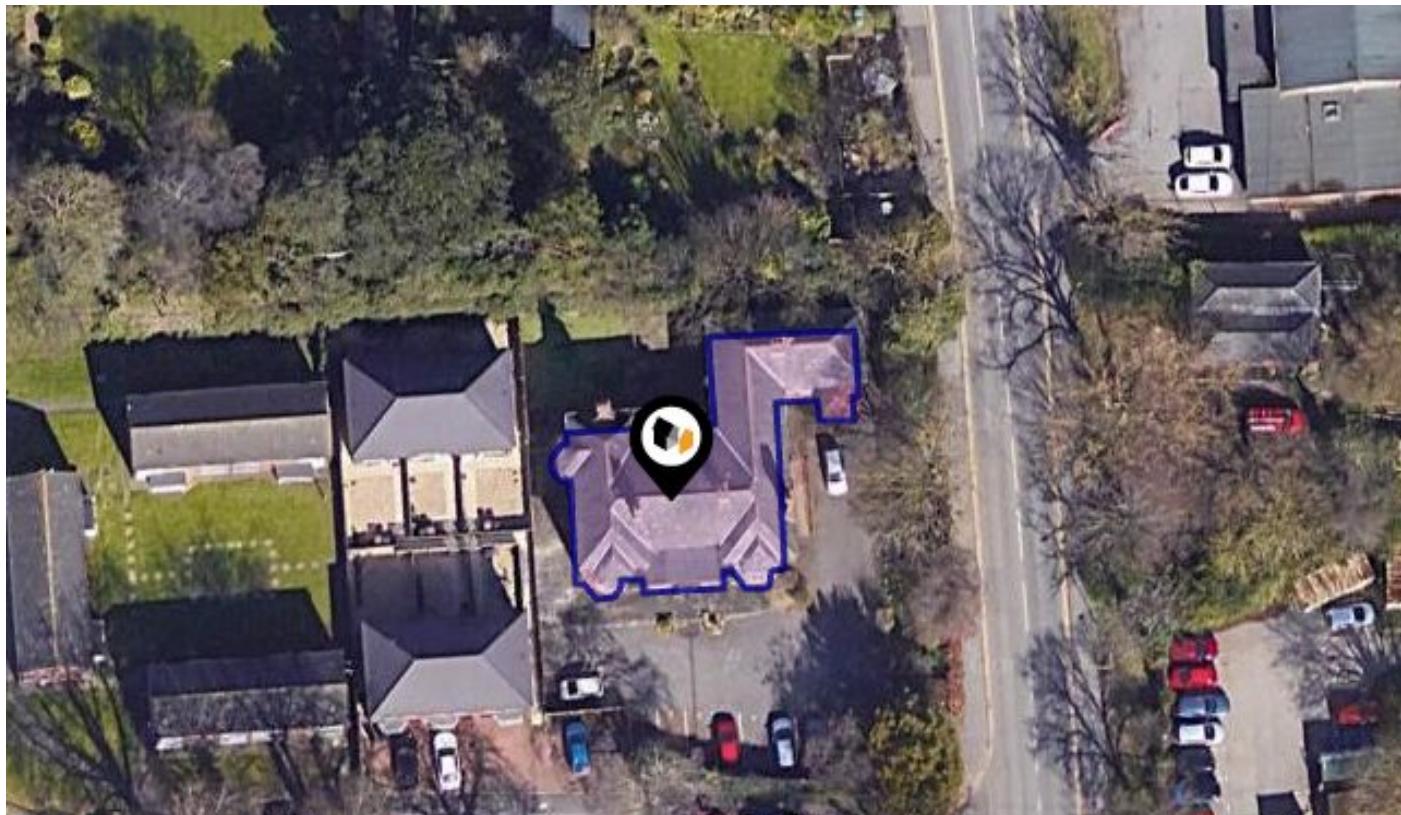


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 09th January 2026



**FLAT 5, ALEXANDER HOUSE, 1, ST. ANNES ROAD,
LINCOLN, LN2 5RA**

Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

Alex.Porter@mundys.net

www.mundys.net



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Property Overview



street-view-image



Property

Type:	Flat / Maisonette	Last Sold Date:	14/02/2020
Bedrooms:	2	Last Sold Price:	£149,950
Floor Area:	570 ft ² / 53 m ²	Last Sold £/ft ² :	£262
Plot Area:	0.08 acres	Tenure:	Leasehold
Year Built :	2020	Start Date:	13/02/2020
Council Tax :	Band A	End Date:	01/01/2169
Annual Estimate:	£1,507	Lease Term:	150 years from 1 January 2019
Title Number:	LL398496	Term Remaining:	143 years
UPRN:	235066918		

Local Area

Local Authority:	Lincolnshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

—
mb/s



Mobile Coverage:
(based on calls indoors)



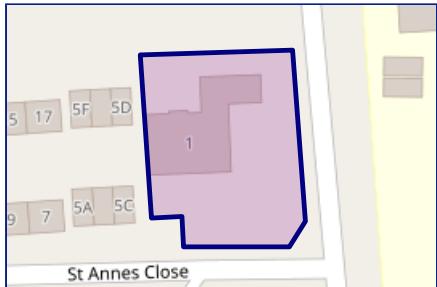
Satellite/Fibre TV Availability:



Property Multiple Title Plans

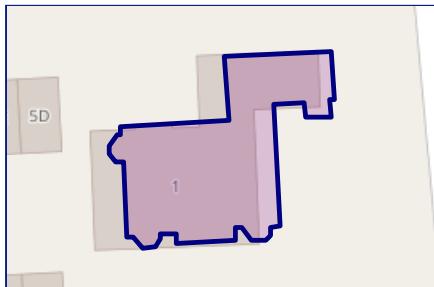


Freehold Title Plan



LL111189

Leasehold Title Plan



LL398496

Start Date: 13/02/2020
End Date: 01/01/2169
Lease Term: 150 years from 1 January 2019
Term Remaining: 143 years

Property EPC - Certificate



Apartment 5, Alexander House, St. Annes Road, LN2
5RA

Energy rating

C

Valid until 30.07.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data



Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Floor Level:	Ground floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-°K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Community scheme
Main Heating Controls:	Flat rate charging, programmer and room thermostat
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.22 W/m-°K
Total Floor Area:	53 m ²

Market Sold in Street



Flat 8, Alexander House, 1, St Annes Road, Lincoln, LN2 5RA

Last Sold Date: 24/06/2022
Last Sold Price: £139,000

Flat 6, Alexander House, 1, St Annes Road, Lincoln, LN2 5RA

Last Sold Date: 22/12/2020
Last Sold Price: £125,000

Flat 1, Alexander House, 1, St Annes Road, Lincoln, LN2 5RA

Last Sold Date: 02/09/2020
Last Sold Price: £94,000

Apartment 4, Alexander House, 1, St Annes Road, Lincoln, LN2 5RA

Last Sold Date: 03/03/2020
Last Sold Price: £132,000

Apartment 9, Alexander House, 1, St Annes Road, Lincoln, LN2 5RA

Last Sold Date: 14/02/2020
Last Sold Price: £152,000

Apartment 5, Alexander House, 1, St Annes Road, Lincoln, LN2 5RA

Last Sold Date: 14/02/2020
Last Sold Price: £149,950

Apartment 8, Alexander House, 1, St Annes Road, Lincoln, LN2 5RA

Last Sold Date: 24/01/2020
Last Sold Price: £123,500

Apartment 7, Alexander House, 1, St Annes Road, Lincoln, LN2 5RA

Last Sold Date: 22/11/2019
Last Sold Price: £155,000

Apartment 3, 1, St Annes Road, Lincoln, LN2 5RA

Last Sold Date: 18/11/2019
Last Sold Price: £122,500

Apartment 2, Alexander House, 1, St Annes Road, Lincoln, LN2 5RA

Last Sold Date: 18/11/2019
Last Sold Price: £114,950

1a, St Annes Road, Lincoln, LN2 5RA

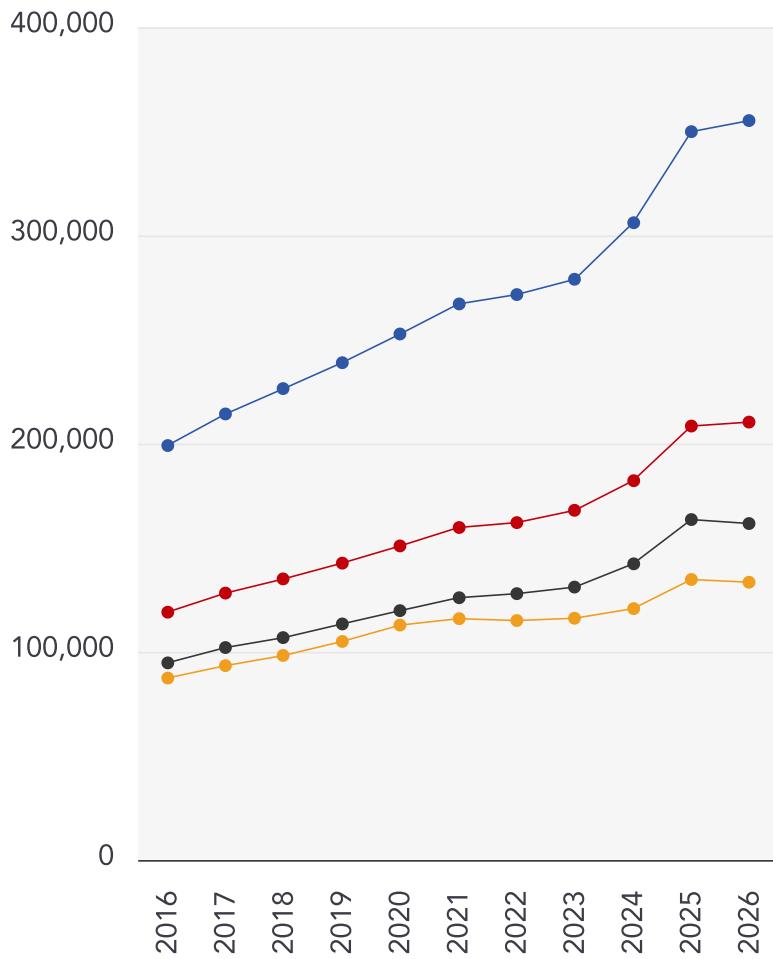
Last Sold Date: 14/06/2019
Last Sold Price: £300,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN2



Detached

+78.41%

Semi-Detached

+76.69%

Terraced

+70.66%

Flat

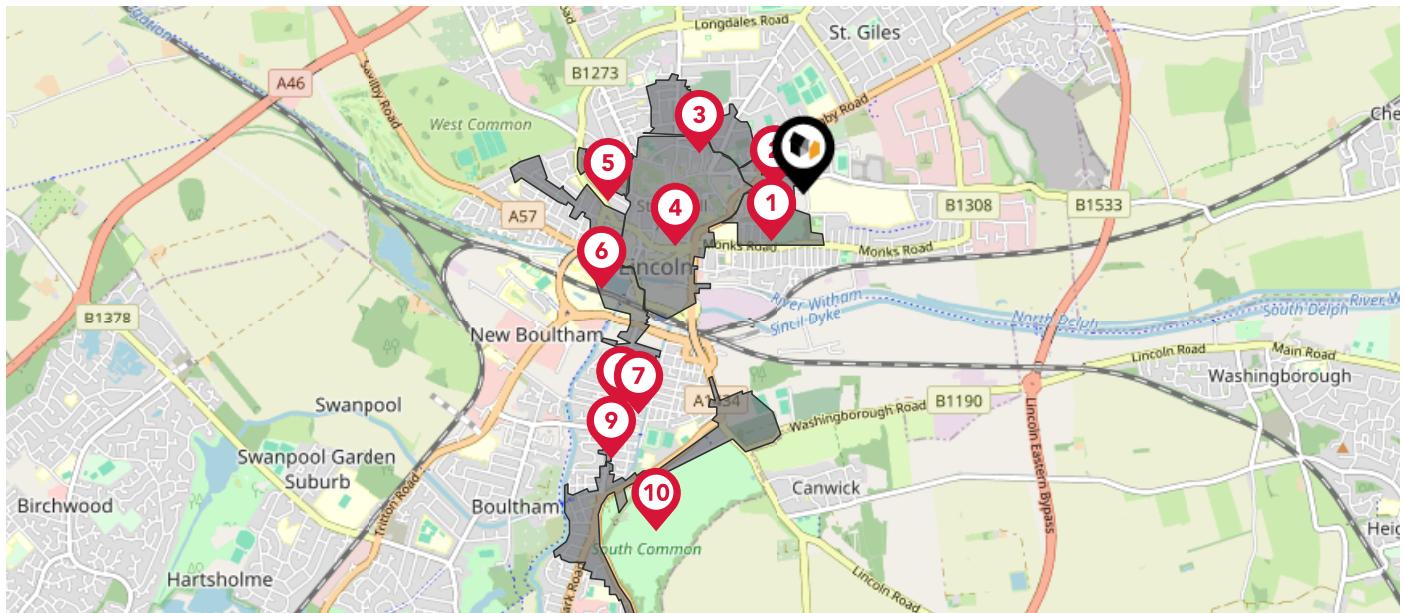
+52.67%

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

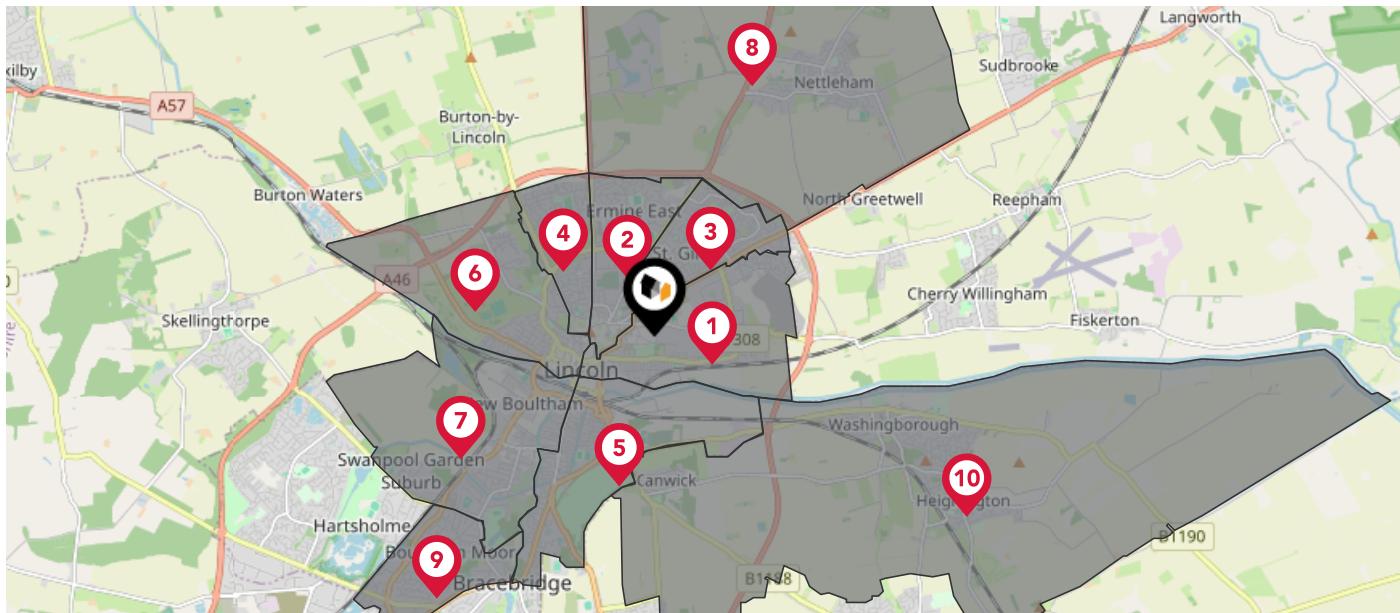
- 1 Lindum and Arboretum
- 2 The Dell
- 3 Newport and Nettleham Road
- 4 Cathedral and City Centre
- 5 Carline
- 6 West Parade and Brayford
- 7 Sibthorp
- 8 St Peter-at-Gowts
- 9 Gowt's Bridge
- 10 St Catherines

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

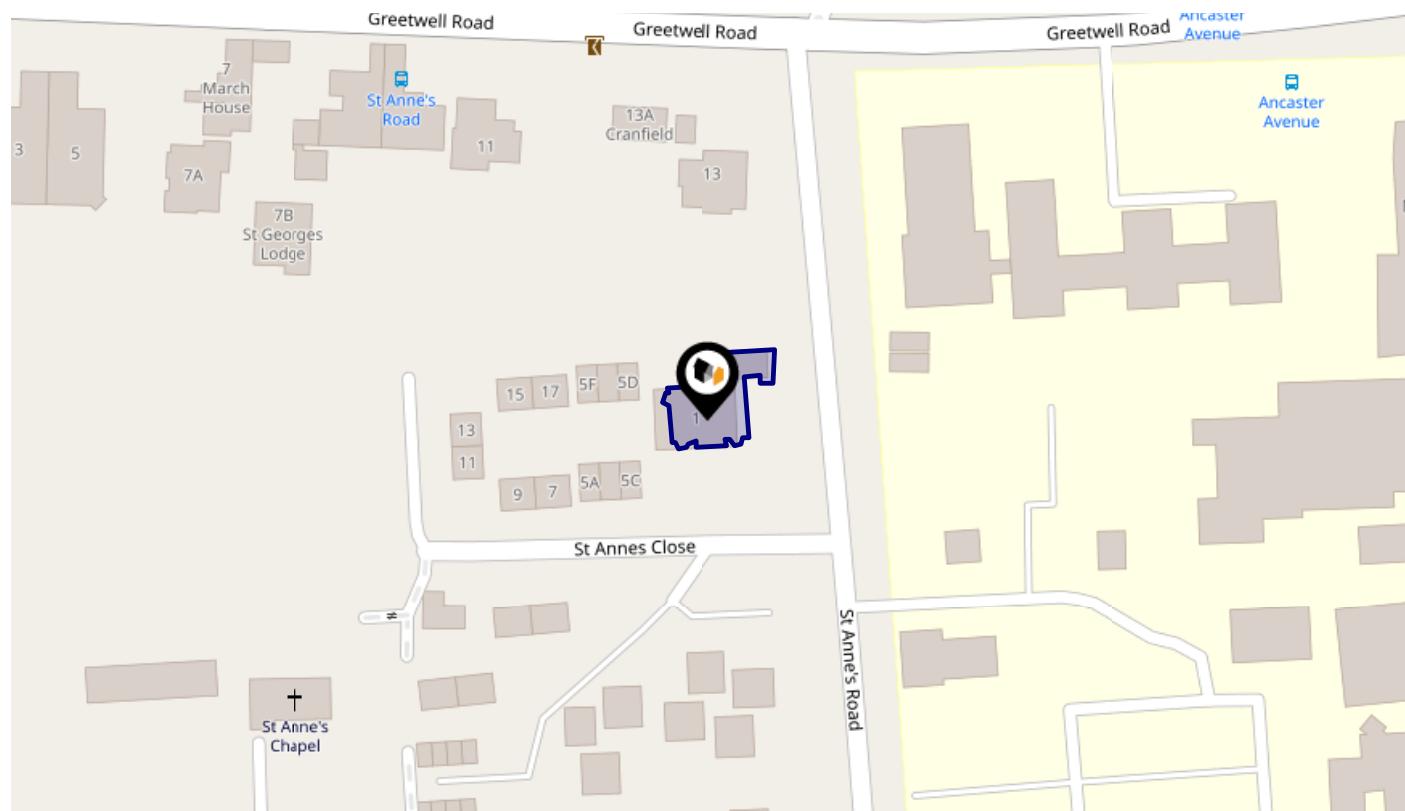
- 1 Abbey Ward
- 2 Minster Ward
- 3 Glebe Ward
- 4 Castle Ward
- 5 Park Ward
- 6 Carholme Ward
- 7 Boultham Ward
- 8 Nettleham Ward
- 9 Moorland Ward
- 10 Heighington and Washingborough Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

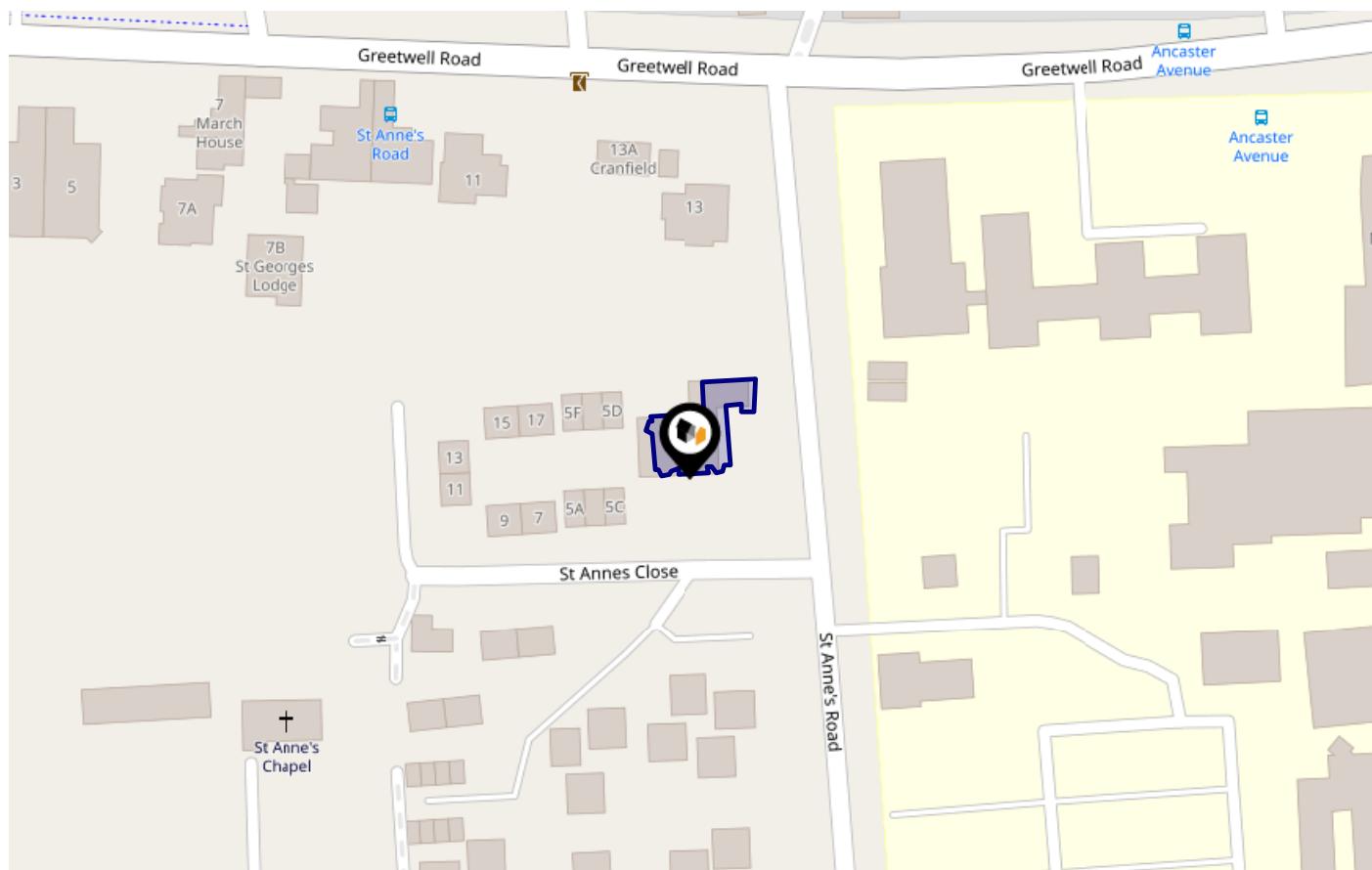
5		75.0+ dB	█
4		70.0-74.9 dB	█
3		65.0-69.9 dB	█
2		60.0-64.9 dB	█
1		55.0-59.9 dB	█

Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

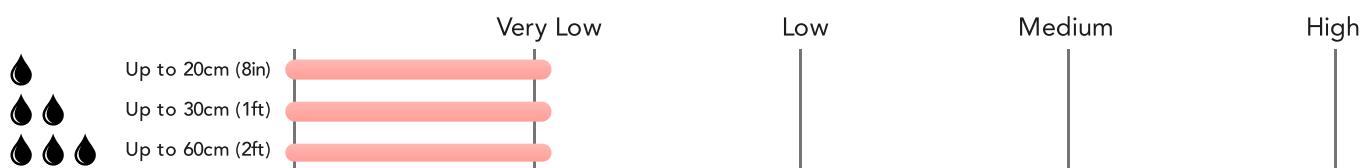


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

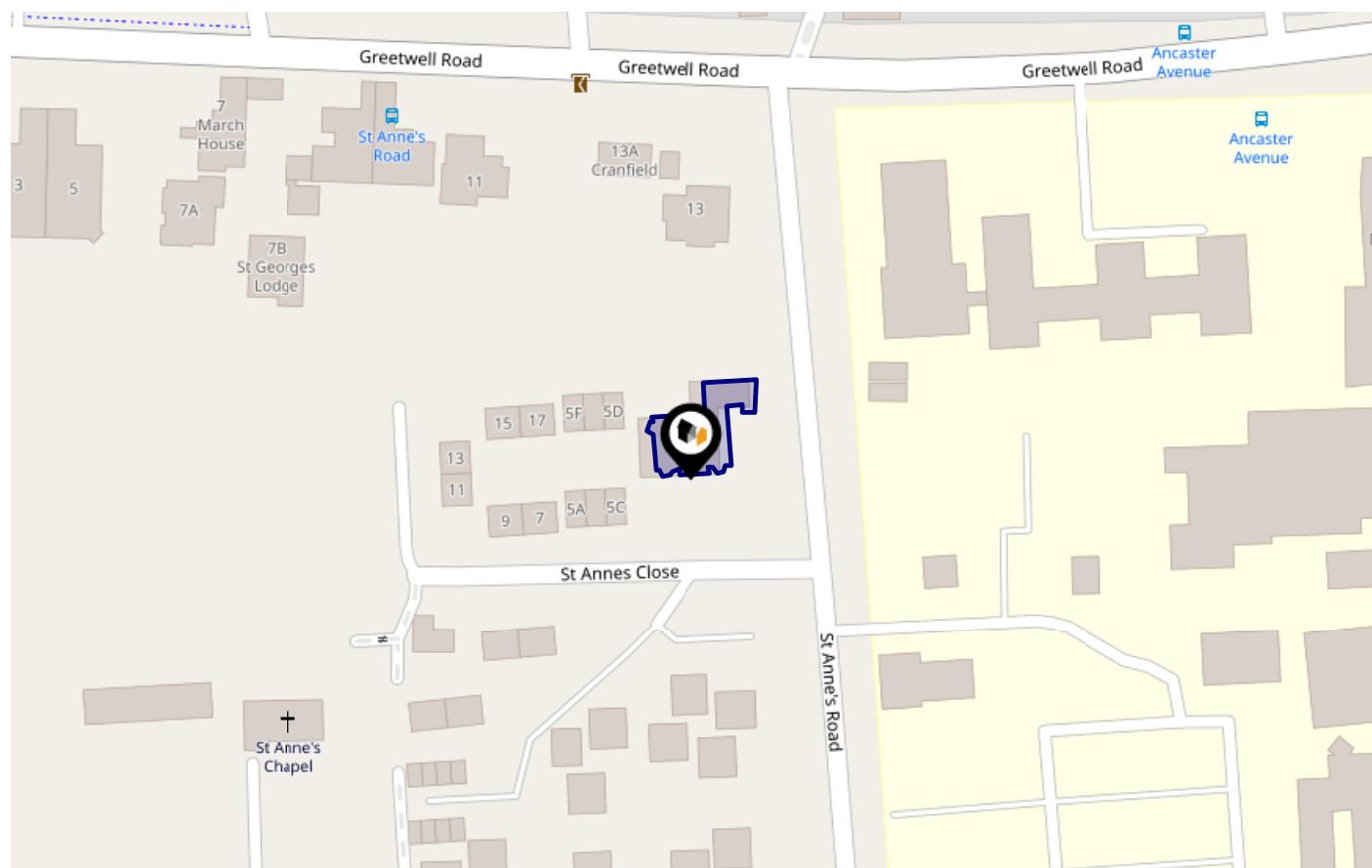
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

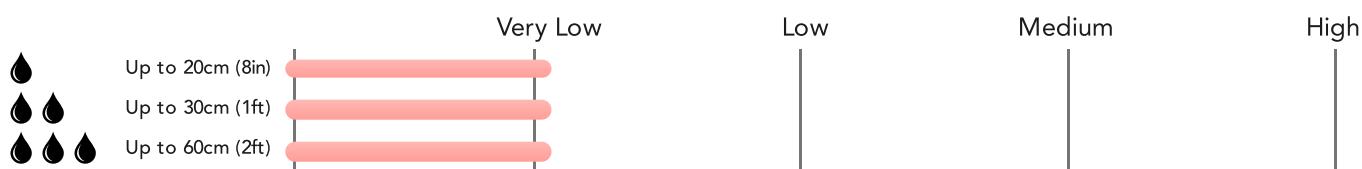


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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Chance of flooding to the following depths at this property:

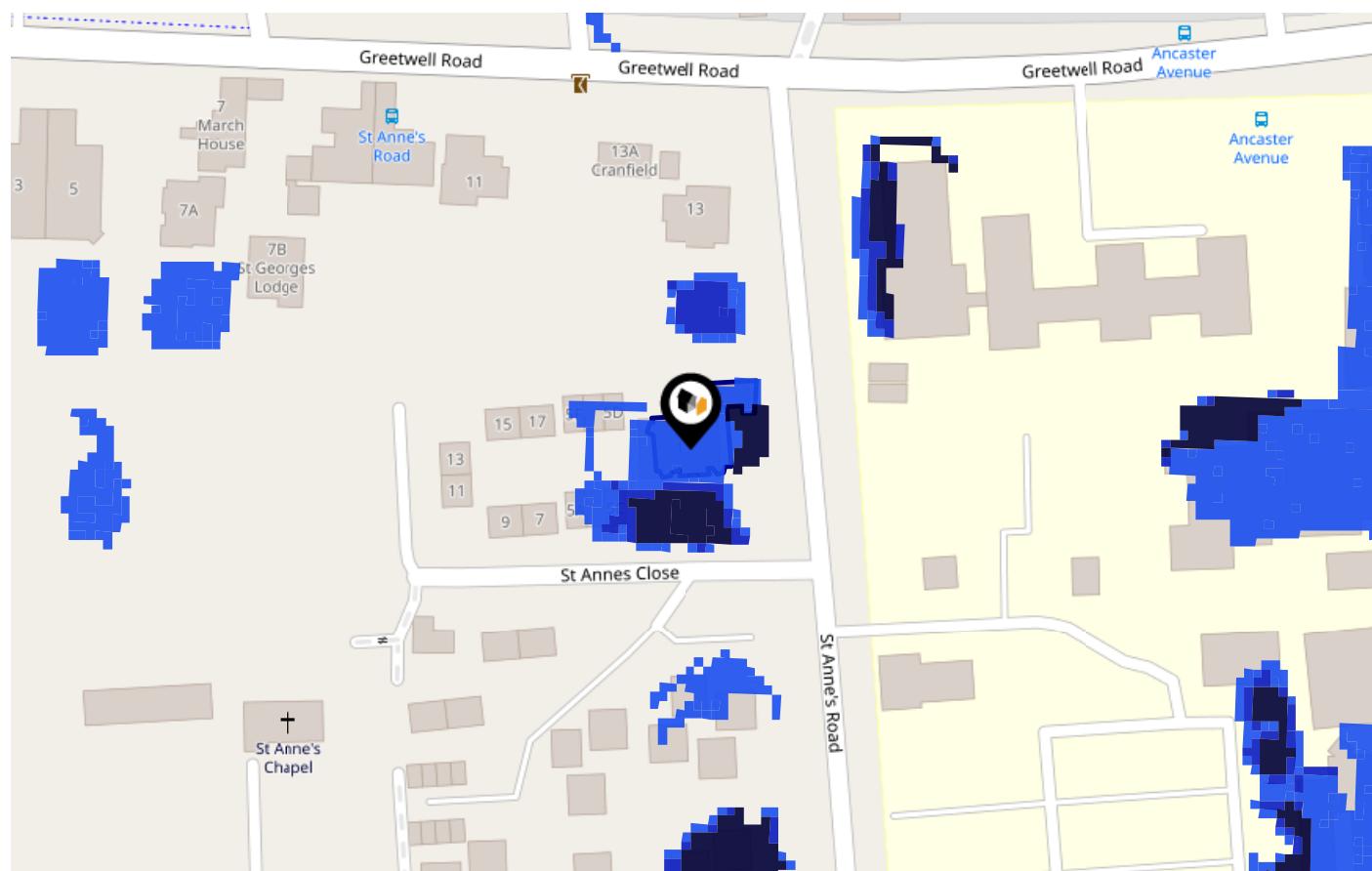


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

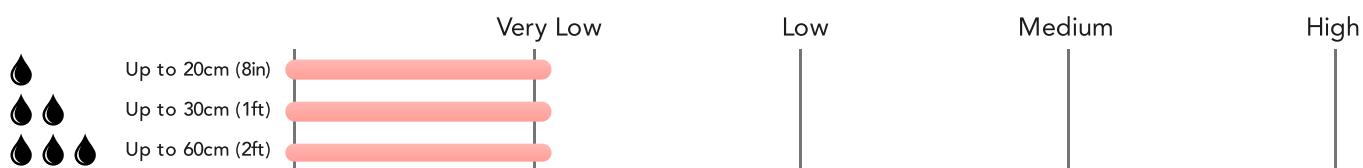


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

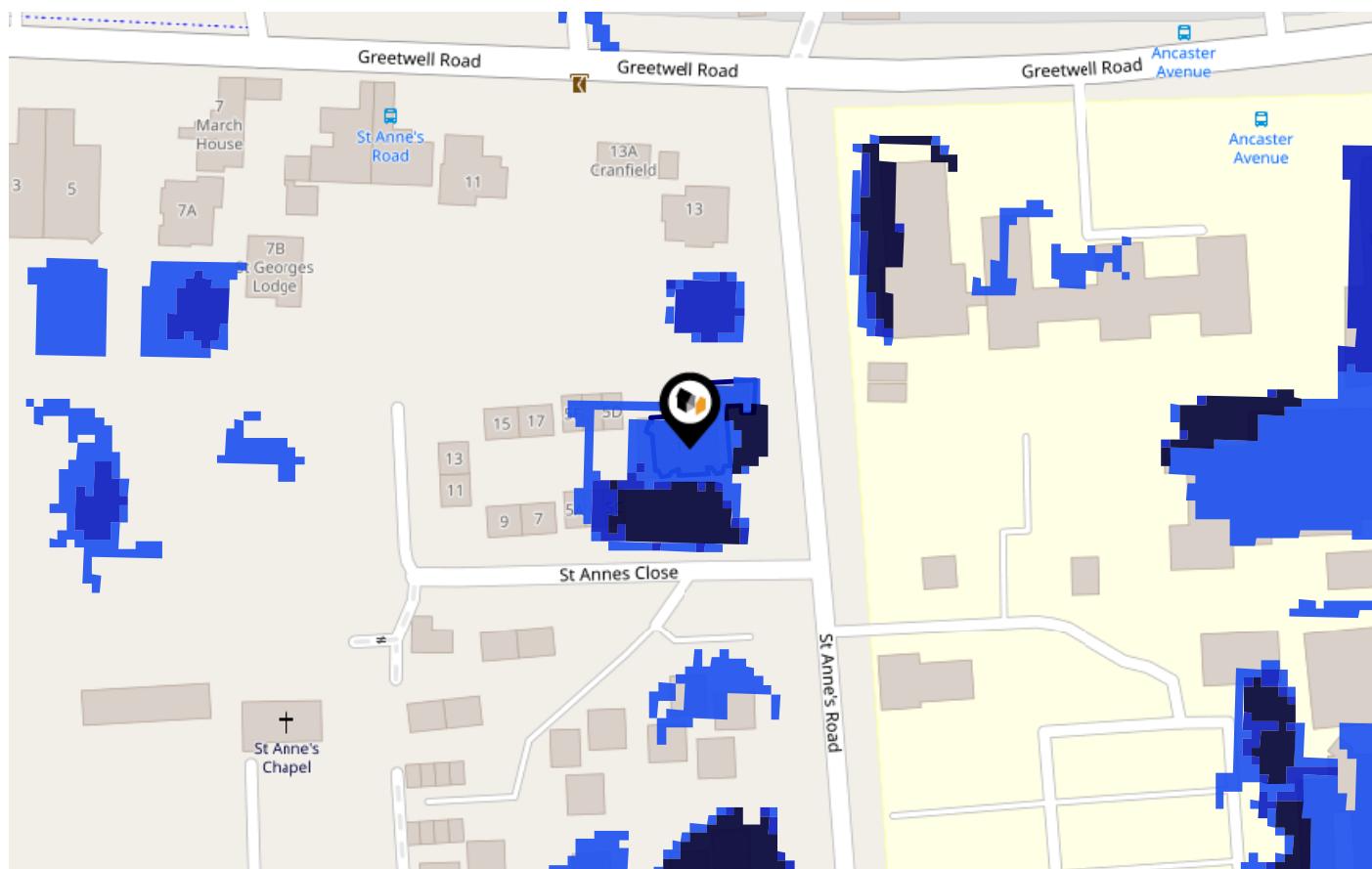
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

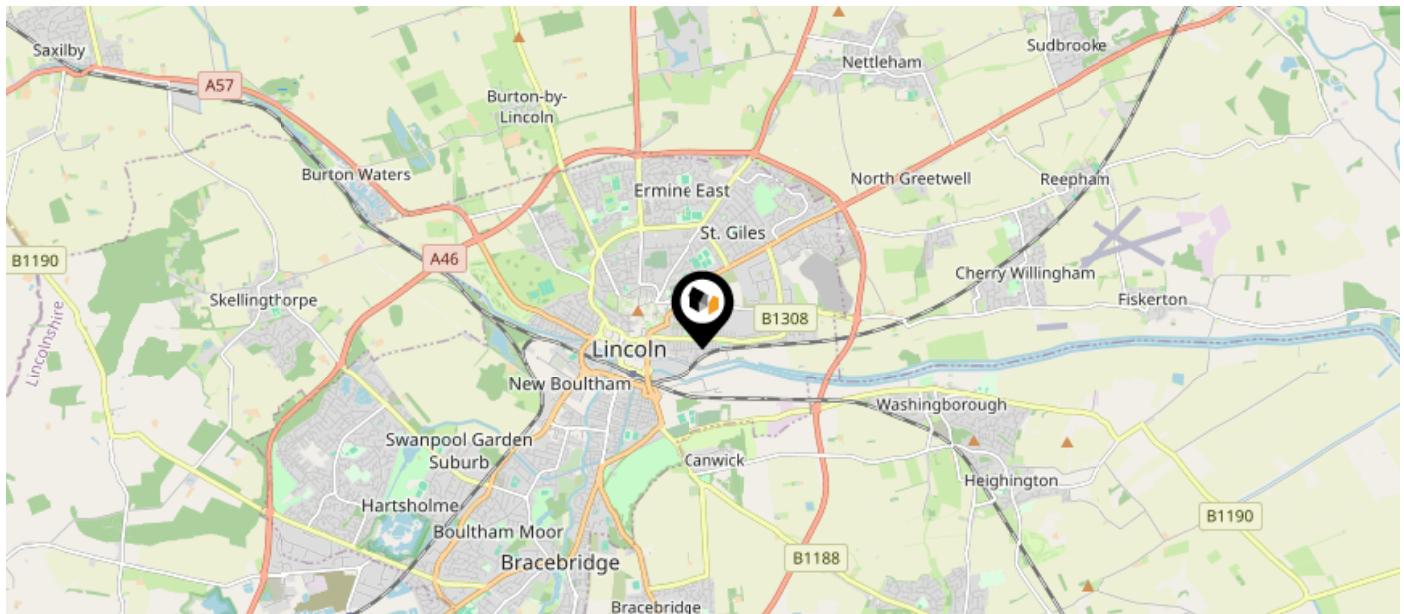


Maps

Green Belt



This map displays nearby areas that have been designated as Green Belt...



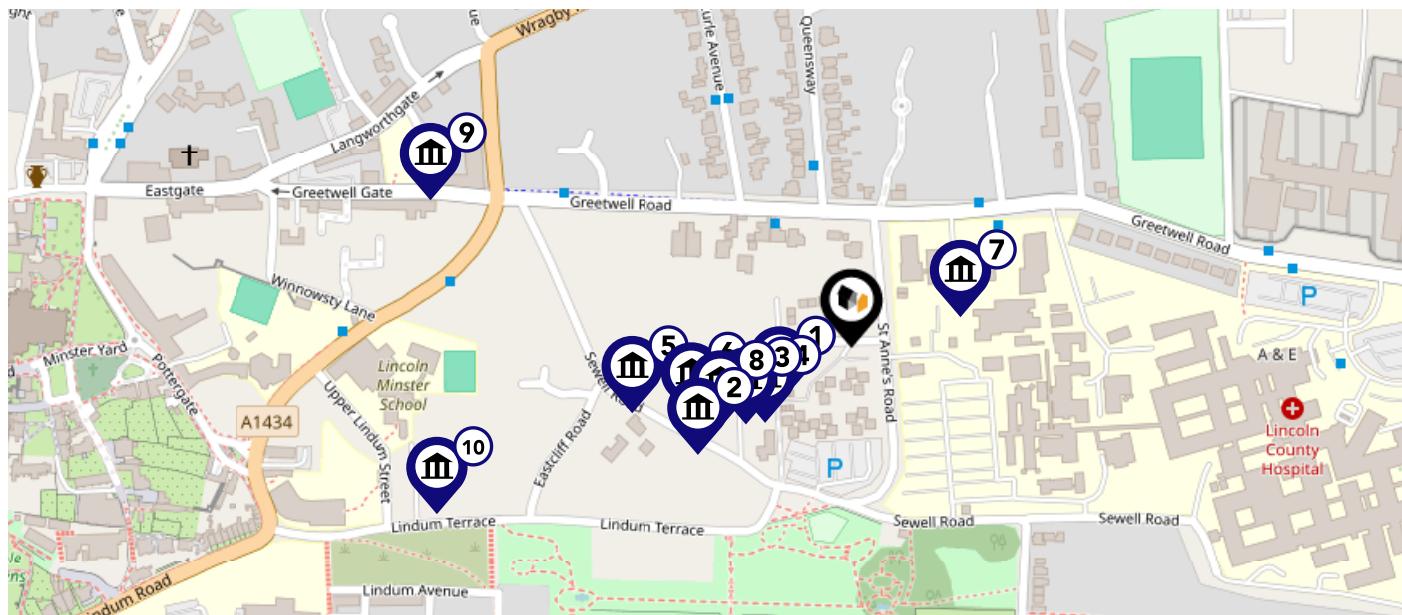
Nearby Green Belt Land

No data available.

Maps Listed Buildings

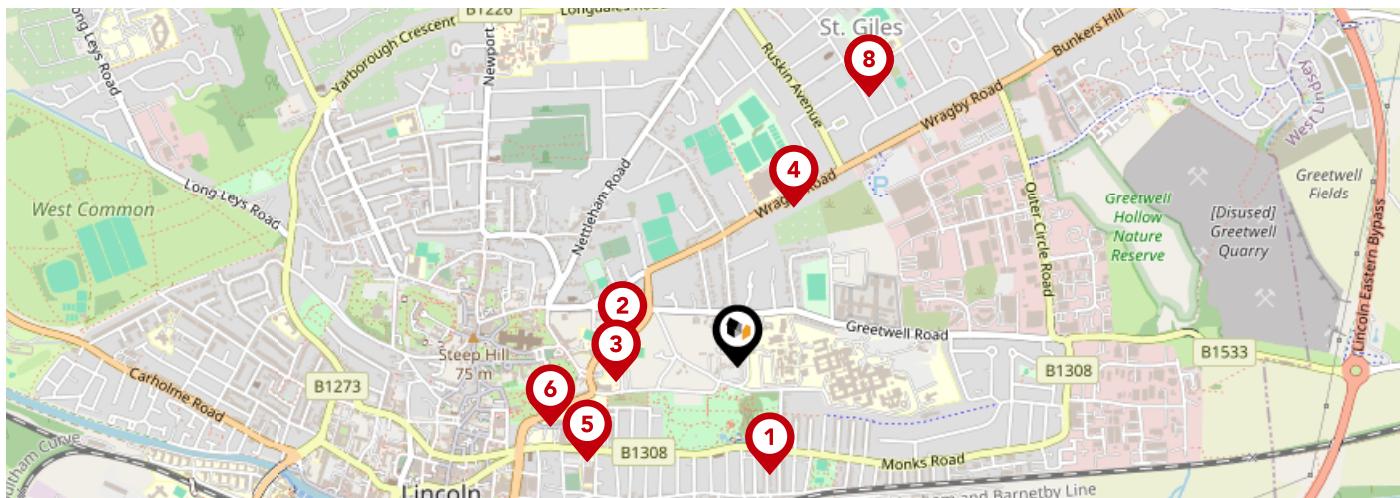


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1388745 - St Annes Cottage	Grade II	0.0 miles
2 1388757 - Numbers 27 And 29 And Attached Boundary Wall	Grade II	0.1 miles
3 1388758 - Chapel At St Annes Bedehouses	Grade II	0.1 miles
4 1388760 - Eastern Boundary Wall At St Annes Bedehouses	Grade II	0.1 miles
5 1388756 - Lindum House And Attached Garden Wall And Boundary Wall	Grade II	0.1 miles
6 1388759 - St Annes Bedehouses	Grade II	0.1 miles
7 1388560 - Nurses' Home At Lincolnshire County Hospital	Grade II	0.1 miles
8 1388761 - Well House At North End Of St Annes Bedehouses	Grade II	0.1 miles
9 1388749 - The Well House	Grade II	0.2 miles
10 1388636 - 3 And 4, Lindum Terrace	Grade II	0.2 miles

Area Schools



Nursery Primary Secondary College Private



Lincoln Monks Abbey Primary School

Ofsted Rating: Good | Pupils: 594 | Distance: 0.25



The Lincoln St Peter-in-Eastgate Church of England (Controlled)

Infants School

Ofsted Rating: Requires improvement | Pupils: 89 | Distance: 0.26



Lincoln Minster School

Ofsted Rating: Not Rated | Pupils: 473 | Distance: 0.27



Lincoln Christ's Hospital School

Ofsted Rating: Good | Pupils: 1286 | Distance: 0.38



Lincoln College

Ofsted Rating: Good | Pupils: 0 | Distance: 0.39



Lincoln UTC

Ofsted Rating: Good | Pupils: 369 | Distance: 0.43



The Lincoln St Giles Nursery School

Ofsted Rating: Outstanding | Pupils: 112 | Distance: 0.67



St Giles Academy

Ofsted Rating: Requires improvement | Pupils: 405 | Distance: 0.67



Area Schools



Nursery Primary Secondary College Private



Westgate Academy

Ofsted Rating: Good | Pupils: 430 | Distance: 0.75



Springwell Alternative Academy Lincoln

Ofsted Rating: Good | Pupils: 48 | Distance: 0.78



Castles Education

Ofsted Rating: Inadequate | Pupils: 93 | Distance: 0.85



Lincolnshire Secure Unit

Ofsted Rating: Not Rated | Pupils: 0 | Distance: 0.9



Mount Street Academy

Ofsted Rating: Outstanding | Pupils: 318 | Distance: 0.94



Our Lady of Lincoln Catholic Primary School A Voluntary Academy

Ofsted Rating: Good | Pupils: 204 | Distance: 0.95



Lincoln Carlton Academy

Ofsted Rating: Outstanding | Pupils: 421 | Distance: 0.96

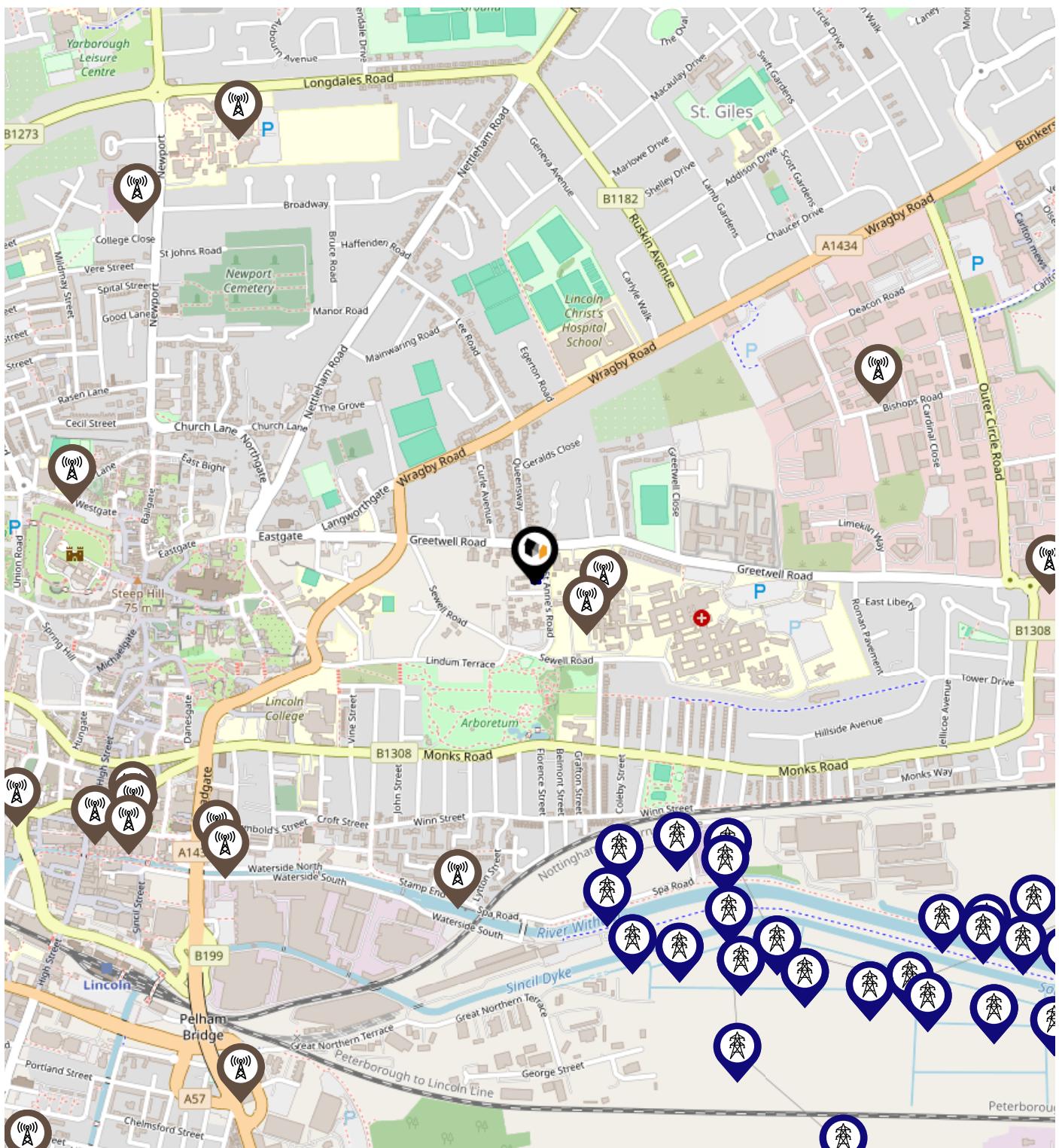


Lincoln Castle Academy

Ofsted Rating: Not Rated | Pupils: 680 | Distance: 1.04



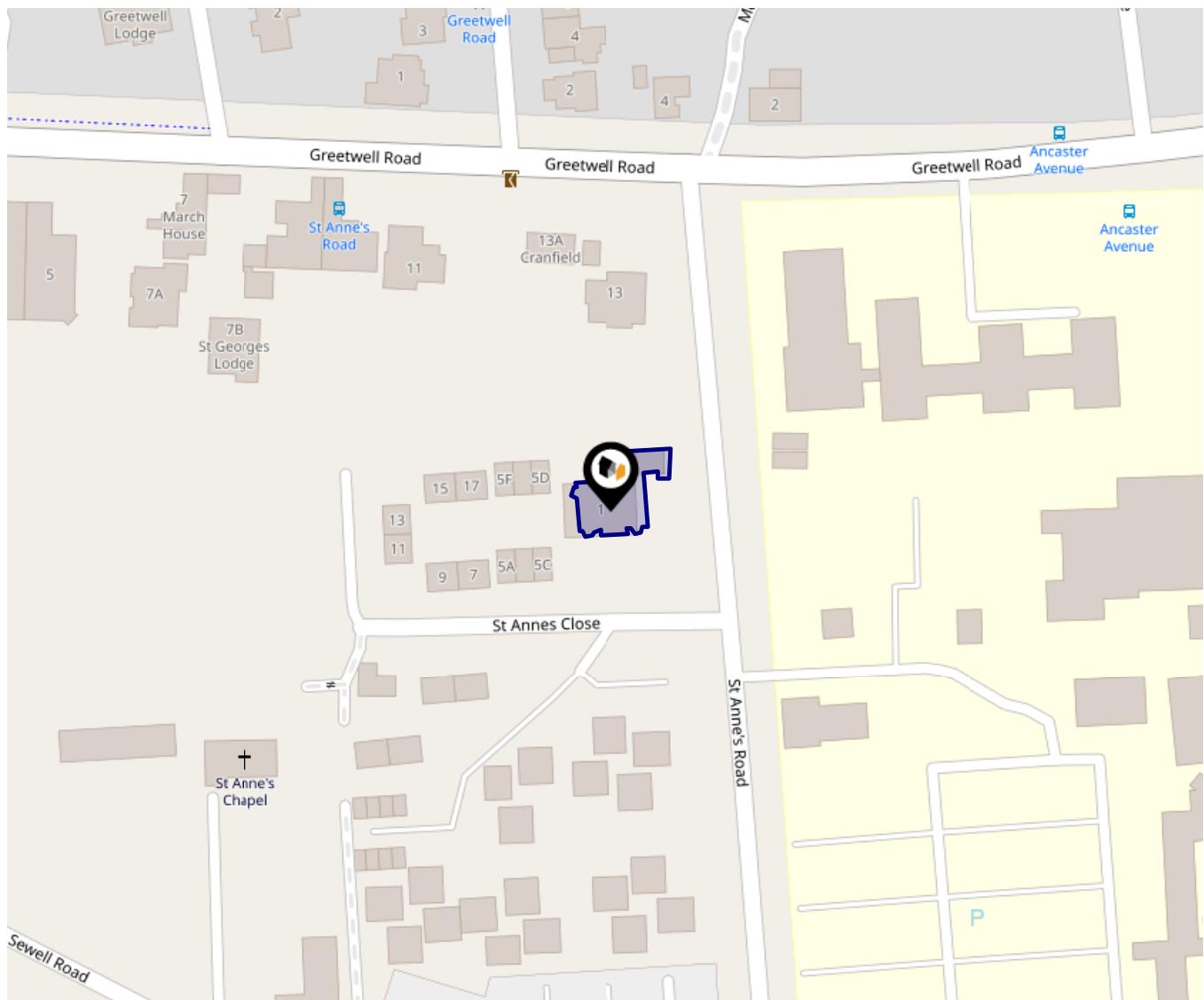
Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

Local Area Road Noise



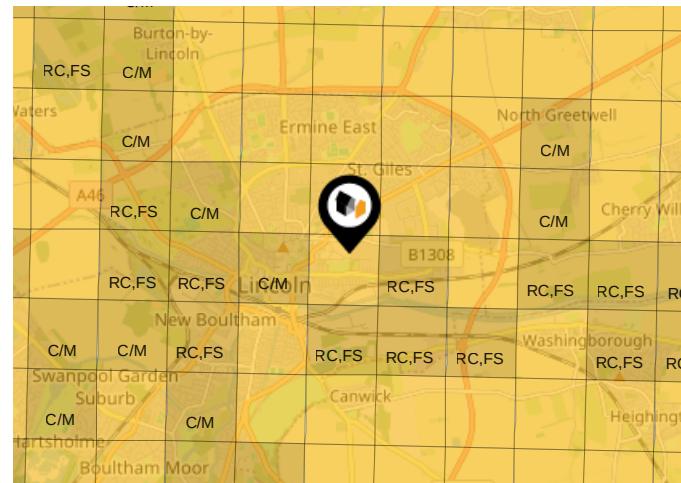
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

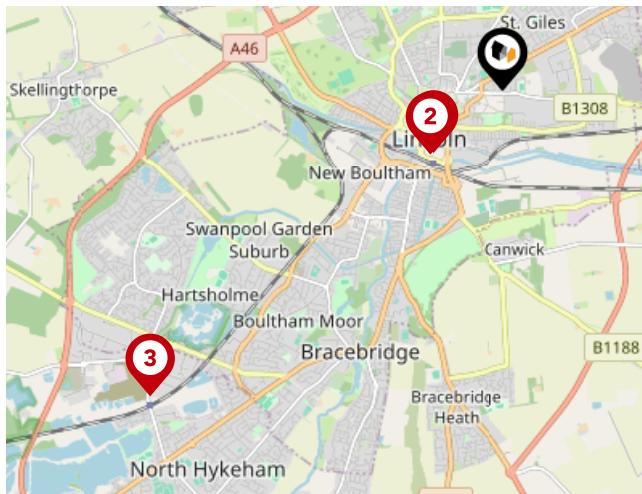
Carbon Content: NONE **Soil Texture:** CLAY TO SANDY LOAM
Parent Material Grain: ARGILLIC - **Soil Depth:** DEEP
ARENACEOUS
Soil Group: ALL



Primary Classifications (Most Common Clay Types)

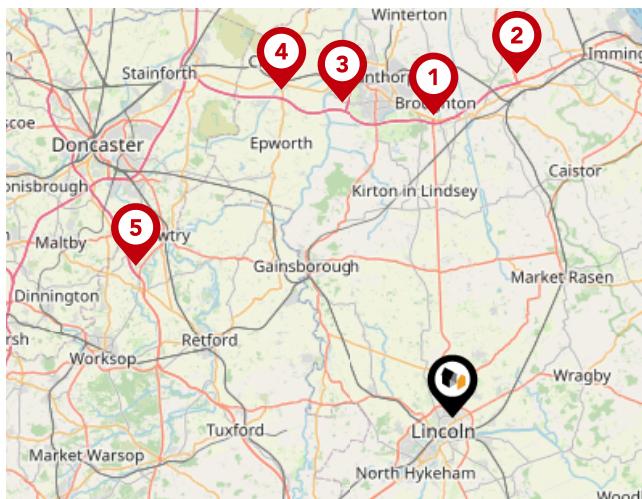
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Lincoln Central Rail Station	0.83 miles
2	Lincoln Central Rail Station	0.86 miles
3	Hykeham Rail Station	4.15 miles



Trunk Roads/Motorways

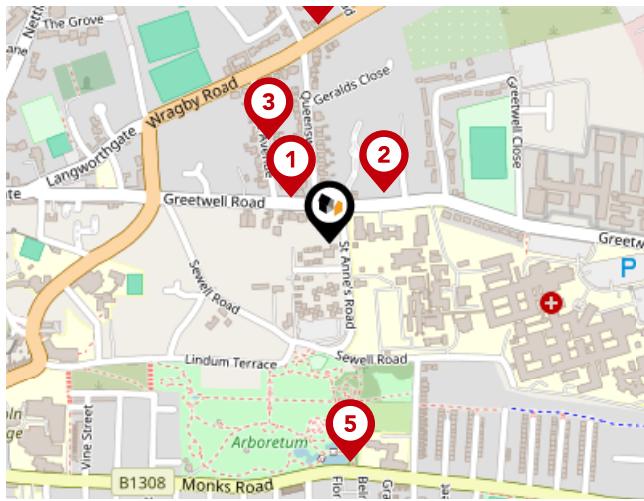
Pin	Name	Distance
1	M180 J4	21.48 miles
2	M180 J5	24.7 miles
3	M180 J3	23.67 miles
4	M180 J2	26.16 miles
5	A1(M) J34	24.91 miles



Airports/Helpads

Pin	Name	Distance
1	Humberside Airport	25.2 miles
2	Finningley	26.33 miles
3	East Mids Airport	43.79 miles
4	Leeds Bradford Airport	64.05 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	St Anne's Road	0.07 miles
2	Maternity Unit	0.08 miles
3	Curle Avenue	0.13 miles
4	Egerton Road	0.24 miles
5	Arboretum	0.24 miles

Mundys

About Us



Mundys

We are dedicated to offering our customers the highest quality service and strongly believe in helping you through the entire process from start to finish. We believe the combination of qualified Partners, highly trained and experienced staff, unique understanding of the Newark, Southwell and Lincoln property markets and our commitment to the latest technology offers you the best Estate Agency in the area. Our offices are located on Kirkgate, Newark, King Street, Southwell, Silver Street and Museum Court, Lincoln also Queen Street, Market Rasen. We are one of the very few Agents in Newark, Southwell & Lincoln to be regulated by the Royal Institute of Chartered Surveyors.

We are dedicated to offering our customers the highest quality service and we strongly believe in helping you through the entire process from start to finish:

- Residential Sales
- Survey

Financial Services

We are pleased to offer the services of our Specialist Mortgage Advisors at Mundys Financial Services. Mundys Financial Services have extensive experience in the mortgage industry and provide independent whole of market advice from our offices based in Lincoln and Market Rasen.

Mundys Testimonials



Testimonial 1



Mundys have been wonderful. We will recommend them to anyone thinking of moving
- MR AND MRS GHEST

Testimonial 2



A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment.
Please pass on my regards and thanks to all.
Again another superb performance from Mundys
MR FAHEY

Testimonial 3



Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me
to run through his report with me.
MRS HARDWICKE



Agent **Disclaimer**



Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Mundys or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Mundys and therefore no warranties can be given as to their good working order.

Mundys Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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Land Registry



Ofcom

