



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



Book a Viewing!

**£180,000**

A spacious two bedroom ground floor apartment set within the characterful Alexander House, ideally positioned within close proximity to Lincoln's amenities, the historic Bailgate and well connected transport links. Offered for sale with no onward chain, the property presents an excellent opportunity for investors or buyers looking to take their first step onto the property ladder. The accommodation comprises of an Entrance Hallway leading through to a generous Lounge/Diner, Kitchen, two double Bedrooms and a main Bathroom.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – A.**

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Leasehold.

Length of Lease - 150 years (expires 31/12/2169)

Years Remaining on Lease - 143 years

Annual Service Charge Amount - £1,634.00

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

**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.

## ACCOMMODATION

### ENTRANCE HALL

### LOUNGE/DINER

16' 1 max" x 21' 1 max" (4.9m x 6.43m) A well proportioned living space, enhanced by a large bay window to the front aspect which allows ample natural light to fill the room, radiator and the room flows naturally through to the kitchen while also providing access to both bedrooms, the bathroom and entrance hallway.

### KITCHEN

7' 8" x 11' 2" (2.34m x 3.4m) Fitted with a range of wall and base units with laminate worktops, incorporating a stainless steel sink with drainer and hot and cold mixer tap, further features include tiled splashbacks, an electric hob with oven and extractor above, space for a washing machine, lino flooring and additional cupboard storage housing the heating system.

### BEDROOM 1

10' 3" x 10' 4" (3.12m x 3.15m) A spacious double bedroom benefiting from windows to both the front and side aspects, allowing plenty of natural light and a radiator.

### BEDROOM 2

8' 2" x 10' 1" (2.49m x 3.07m) A further double bedroom with a window to the side aspect and radiator, offering flexibility for use as a guest room, home office or second bedroom.

### BATHROOM

Fitted with a three piece suite comprising of a shower tray with mains fed shower, wash hand basin set within a vanity unit and WC, a chrome upright radiator, lino flooring, extractor fan and spotlighting.

### OUTSIDE

There is an allocated parking space. The property benefits from a securely accessed communal entrance hall.

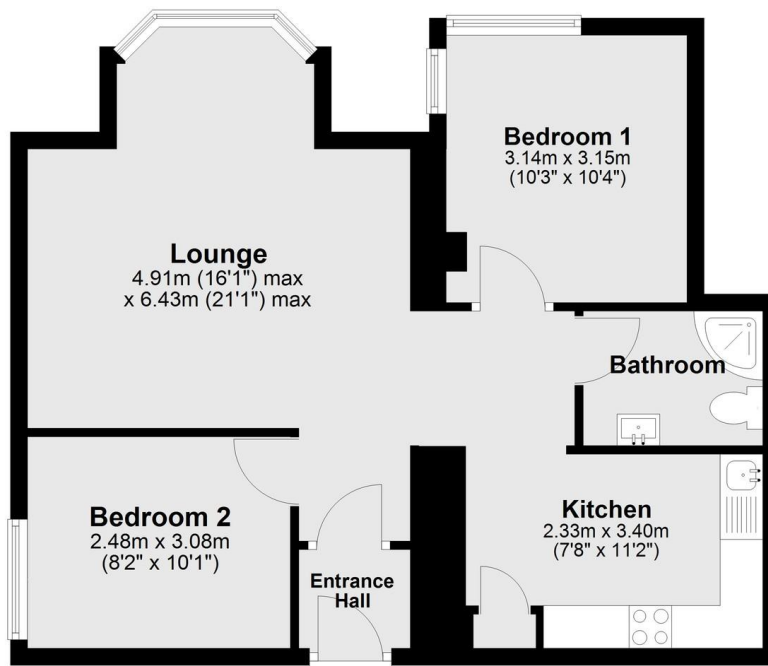
### COMMUNAL AREA

There is a communal garden to the rear with AstroTurf grass and a paved seating area.





## Ground Floor



Total area: approx. 56.6 sq. metres (609.8 sq. feet)

### 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](http://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 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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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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