



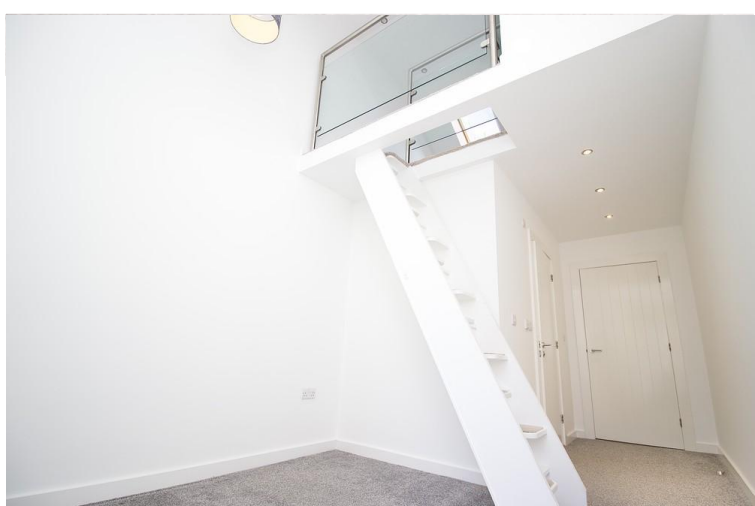
## 10 Museum Court

Lincoln, LN2 1JB

**£239,500**

A modern top floor executive apartment situated in this 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 area and the Cathedral Quarter. This spacious apartment features vaulted ceilings with skylights and a high specification finish throughout. The property also features a mezzanine level with windows overlooking Lincoln Cathedral. The accommodation comprises of Entrance Hallway leading to a large Open-Plan Lounge Diner, Breakfast Kitchen with a range of Neff integral appliances, Bathroom and two Bedrooms, one with En-Suite Shower Room and giving access to the Mezzanine Level/Study. The apartment also benefits from secure and gated allocated parking. Viewing of the property is essential to appreciate the accommodation offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – TBC**

**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 Bishop Grosseteste College.



## LEASEHOLD INFORMATION

Length of Lease - 125 years from 1st January 2008.

Years Remaining on Lease - 109

Service Charge Amount - approx. £1,186.75 every 6 months.

Service Charge Reviewed - TBC

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

## ACCOMMODATION

### ENTRANCE HALL

With solid wood flooring, electric radiator, double glazed window, airing cupboard housing hot water cylinder and doors leading to Two Bedrooms, Bathroom, Breakfast Kitchen and Lounge Diner.

### BREAKFAST KITCHEN

10' 6" x 9' 6" narrowing to 8' 2" x 6' 7" (3.2m x 2.9m), with double glazed door with Juliette balcony, solid wood flooring, fitted with a range of wall, drawer and base units with work surfaces over, a range of Neff integral appliances including oven, four ring ceramic hob with extractor fan over, integral washer dryer, integral dishwasher and integral fridge freezer, electric radiator and skylight.

### LOUNGE DINER

23' 1" x 11' 3" (7.04m x 3.43m), with double glazed window, two double glazed doors with Juliette balconies, skylight, solid wood flooring and electric radiator.

### BEDROOM 1

10' 3" x 9' 5" (3.12m x 2.87m), with double glazed door with Juliette balcony, electric radiator, door to En-Suite Shower Room and stairs to Mezzanine Level/Study.

### EN-SUITE SHOWER ROOM

With tiled floor, part-tiled walls, suite to comprise of low-level WC, wash hand basin and walk-in shower cubicle, heated towel rail, spotlighting and extractor fan.

### MEZZAINE LEVEL / STUDY

10' 4" x 9' 5" (3.15m x 2.87m), with two Velux windows with views towards Lincoln Cathedral, spotlighting and electric radiator.

### BEDROOM 2

10' 3" x 9' 4" (3.12m x 2.84m), with double glazed door with Juliette balcony and electric radiator.

### BATHROOM

7' 6" x 4' 5" (2.29m x 1.35m), with tiled flooring, part-tiled walls, suite to comprise of low-level WC, wash hand basin and bath, heated towel rail, spotlighting and extractor fan.

### 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 and Co, Bridge McFarland, Dale & 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 and J Walter 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.

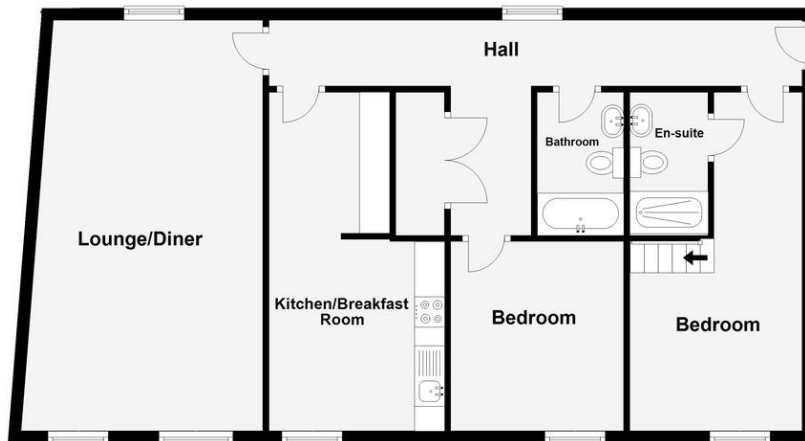
**GENERAL**

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 Agents give notice that:

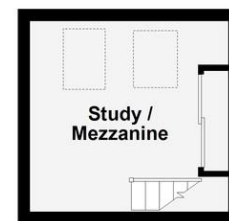
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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**Top Floor**  
Approx. 921.6 sq. feet



**Mezzanine**  
Approx. 111.2 sq. feet



Total area: approx. 1032.9 sq. feet

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS

**22 Queen Street**  
Market Rasen  
LN8 3EH

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.

