

Cross O'cliff Hill, Lincoln, LN5 8PN



Asking Price £220,000 Leasehold - Share of Freehold



A rare opportunity to purchase an immaculately presented, large 2-bedroom, first floor apartment in a beautiful Victorian building, overlooking South Common, just 5 mins from the lower end of Lincoln High Street.

The leasehold apartment comes with a third share of the freehold, shared with the two other leaseholders (see details for more information), giving complete control over the building to three leaseholders/freeholders, unlike other flats in Lincoln, with expensive service charges.

The layout is as follows: "L" shaped hallway; generous living room with a large opening into the open plan kitchen/diner; master bedroom with bay window and luxury ensuite shower room; 2nd bedroom is a double with adjacent luxury bathroom with shower over the bath.

It has all new uPVC sash windows, installed in 2022/23 and gas central heating with radiators to all rooms. EPC Rating is C, and the Council Tax Band is A. The grounds which are part of the freehold, contain a car park for 6 cars, numbered with this apartment's allocated space being at the front for easy access.

Viewing is highly recommended to appreciate the quality of finish and charm of this immaculate period apartment.

Location Location Location

Built in 1896, the beautiful Victorian building which houses the apartment, along with two others, has been sensitively renovated with many original features remaining such as stained glass windows and floor tiles. The apartment itself benefits from recently installed (2022 & 2023) uPVC sash windows in addition to two original, stained glass windows. Located in a conservation area, towards the bottom end of Cross O'Cliff Hill, south of the City Centre with lovely views of the common opposite, in a great for outdoors walking. It is close to LSST Priory Academy and is a five minute walk to the lower end of Lincoln High Street.

Communal Hallway and Vestibule

The main building and its three apartments are accessed via a communal lobby and vestibule containing original stained glass and floor tiles, adorned with wildlife photography. This first floor apartment is accessed via a staircase shared with the top floor apartment.

Hall

Split level "L" shaped inner hall featuring laminate flooring with two steps down to lower level providing access to the second bedroom, airing cupboard and luxury bathroom. The upper level has a smoke alarm, wooden entrance door from first floor landing, double radiator, pendant lighting and door intercom system.

Living Room

12'6" x 12'11"



Large uPVC sash window to the front elevation with an ornate Victorian balcony in front (accessible via the window) and two beautifully crafted stained glass windows to the side elevation. Laminate flooring, pendant lighting, smoke alarm, double radiator, central heating thermostat and large opening into kitchen/diner.

Kitchen/Dining Room

15'7" x 15'1"



uPVC sash window to the front elevation with a Victorian ornate bowed balcony in front (accessible via the window), a further side window allowing extra light into this lovely open plan large kitchen/diner comprised of:

laminate flooring, modern gloss finished wall and base units, laminate worktop with tiled splash back, electric oven, induction hob with stainless steel extractor hood above, one and half bowl sink with mixer tap, space for a tall fridge freezer and plumbing for washing machine, the combi boiler is located in a cupboard in the corner, spot lighting, heat sensor and large double radiator.

Bedroom 1

14'6" x 11'6"



Bay window to side elevation with three uPVC sash units, carpeted flooring, pendant lighting and a double radiator.

En-suite

4'11" x 6'4"



uPVC Sash window to side elevation with frosted lower pane, tiled flooring, shower cubicle with sliding door, full height tiling and bar mixer shower unit on a riser rail, heated towel rail, half height tiled walls, close coupled toilet, extractor fan, mirrored medicine cabinet, slimline sink with mixer tap and vanity unit underneath and spot lighting.

Bathroom 8'1" x 7'7"



uPVC sash window with frosted lower pane to rear elevation, extractor fan, spot lighting, paneled bath with bi-folding screen, and bar mixer shower over, full height tiling above the bath and half height tiled walls to the remainder, sink with chrome mono bloc tap and vanity drawer unit underneath, close coupled toilet, heated towel rail and mirror.

Bedroom 2 12'6" x 10'3"



uPVC sash window to rear elevation, carpeted flooring, pendant lighting a double radiator.

Communal Grounds

To the front, there are six parking spaces allocated to the six apartments on site (three are separate freehold properties) and numbered accordingly so this apartment is allocated number 3 space at the front, providing easy access, the area is wide enough to allow for easy turning. The car park is bordered with the pavement by means of a dwarf wall and has a nice wide entrance.

The leasehold also contains part-ownership of the estate comprised of the car parking area and other parts of the grounds by the entrance to and behind the main

building, providing great opportunities for landscaping ideas.

Separate to the estate but still on site, are three separately owned freehold properties, who are legally granted right of access to their properties and each, a designated parking space for an annual fee.

Lease and Service Charge Information

The main, Victorian building is split into three apartments, each with a 999 year lease which runs to 3013. By default, the three leaseholders are equal shareholders (1 of 3 shares each) in Ashleigh Management Company (Lincoln) Ltd, the company which owns the freehold of the building and estate and exists solely for the purpose the ownership and management of the building and grounds, including the car park. This provides the leaseholders/freeholders with ultimate control over the building and grounds.

Service charges paid to the management company (owned by the three leaseholders/directors) are agreed by all three directors and are currently set at £80 per month or £960 per annum. This includes the annual car parking fee for each apartment of £260, which is also set by the management company.

Annual car parking fees are also paid by the three separate freehold properties (apartments 2, 5 & 6) which benefit from the right to a car parking space on site. This provides additional income which is used to maintain and develop the car park and communal grounds, for the benefit of all who live on site.

Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.

Disclaimer 1

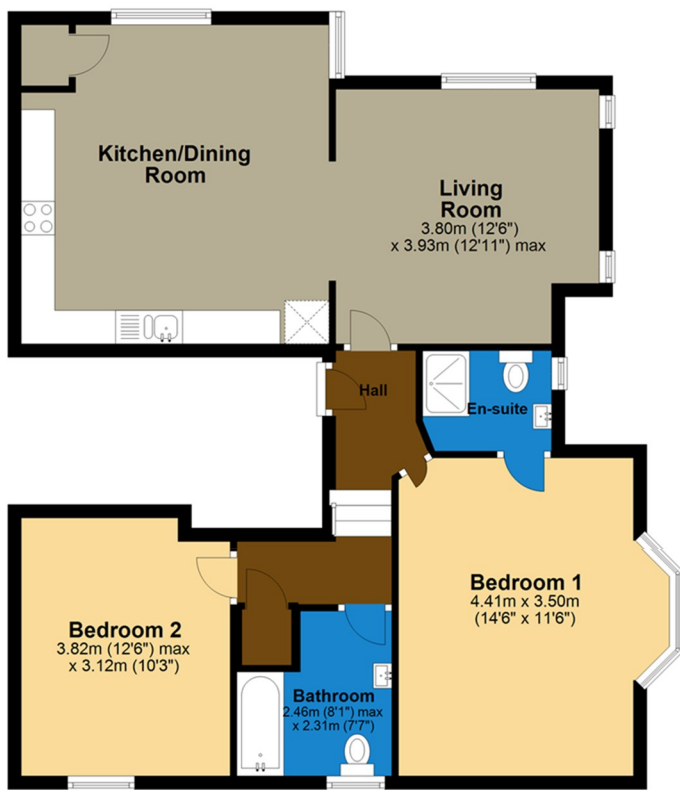
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are

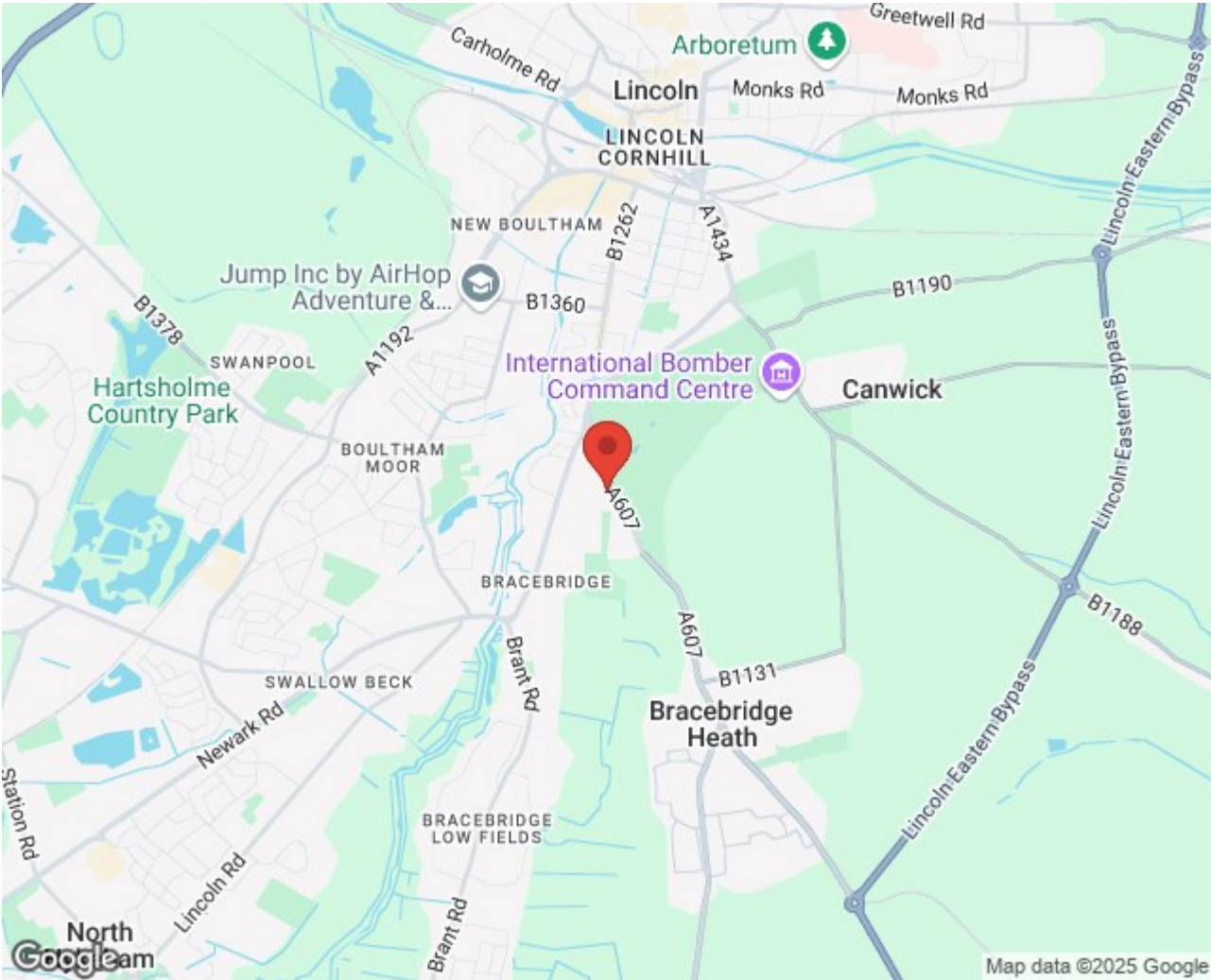
contemplating travelling some distance to view the property.


3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 