



159 Angelica Road

Lincoln, LN1 1BE



Book a Viewing!

£155,000

A two bedroomed, third floor apartment situated in this popular residential development of Angelica Road, just off Carholme Road, to the west of the historic Cathedral and University City of Lincoln. The property benefits from a communal Entrance with a lifts, UPVC double glazing and gas central heating. The internal accommodation briefly comprises of Inner Hallway, Open Plan Living Kitchen, Two Bedrooms and Family Bathroom. Outside there is an allocated parking space and a balcony overlooking the canal. The property is situated in a pleasant position with access to the city centre via a short walk along the canal.





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.

ACCOMMODATION

COMMUNAL ENTRANCE

With UPVC door and windows to the front aspect, postboxes and stairs and lifts to all floors.

INNER HALLWAY

With wooden flooring, radiator, storage cupboard and doors to the kitchen living room, bathroom and two bedrooms.

OPEN PLAN LIVING

14' 9" x 23' 3" (4.51m x 7.10m) With UPVC window to the front aspect, UPVC doors to the balcony, wooden flooring, fitted with a range of base units and drawers with work surfaces over, integral oven, four ring hob with extraction above, spaces for automatic washing machine and fridge freezer, wall mounted gas central heating boiler and radiator.



BEDROOM 1

8' 10" x 12' 5" (2.71m x 3.79m) With UPVC window to the front aspect, radiator and wooden flooring.

BEDROOM 2

6' 6" x 12' 2" (1.99m x 3.71m) With UPVC window to the front aspect, fitted cupboard, radiator and wooden flooring.

FAMILY BATHROOM

7' 0" x 6' 10" (2.15m x 2.09m) With suite to comprise of bath with shower over, WC and wash hand basin, radiator, partly tiled walls and tiled flooring,

OUTSIDE There is an allocated parking space.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY – Lincoln City Council.

TENURE - Leasehold.

Length of Lease - 999 years

Years Remaining on Lease - approx. 985 years (1st January 3012)

Annual Ground Rent - £165.88

Annual Service Charge Amount - £1,319.44

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.

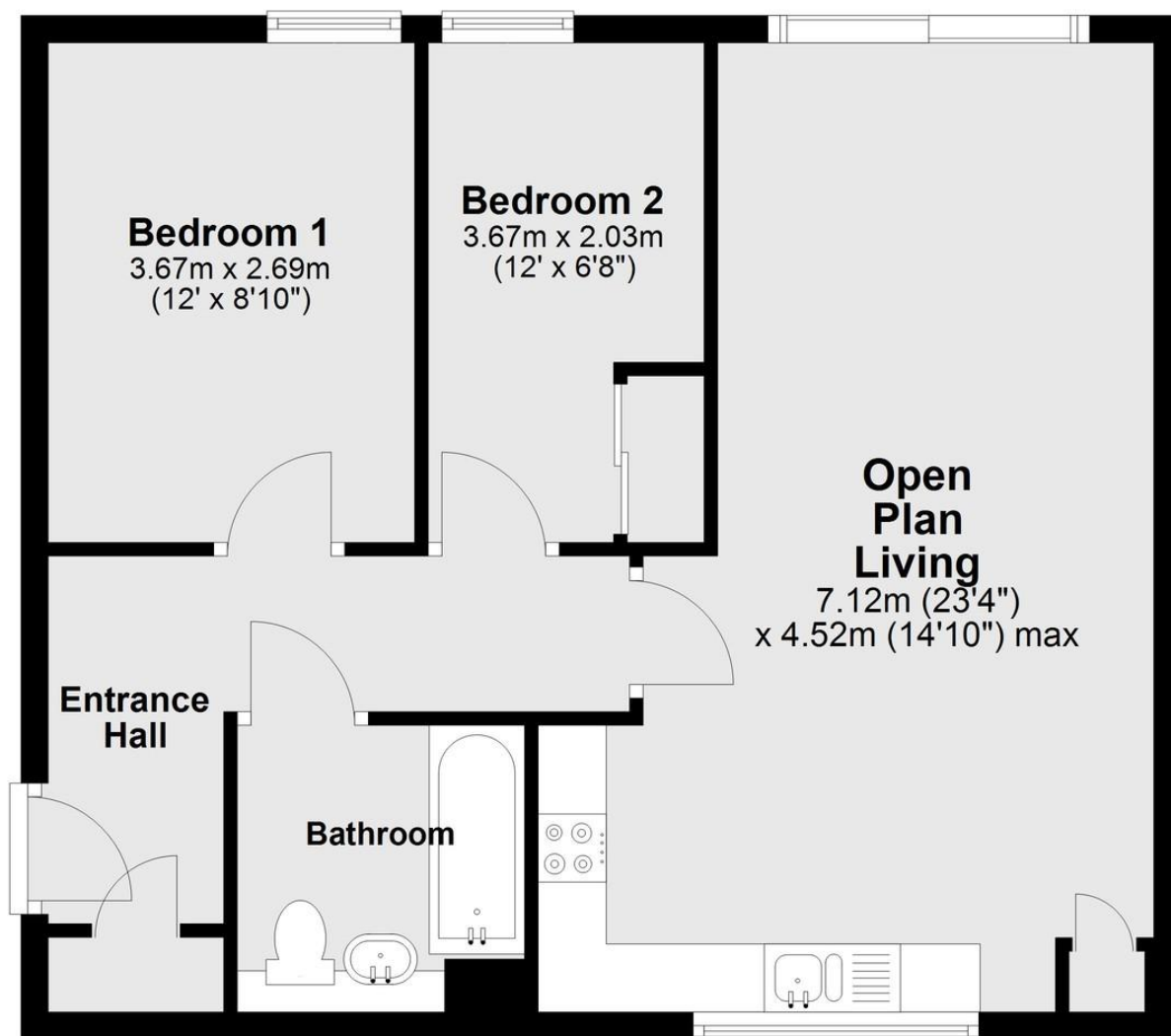
BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)



Ground Floor

Approx. 57.8 sq. metres (621.7 sq. feet)



Total area: approx. 57.8 sq. metres (621.7 sq. feet)

WEBSITE

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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.
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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.



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