



216 The Mews, Lincoln Road

North Hykeham, Lincoln, LN6 8NJ



Book a Viewing!

£125,000

A well-presented and modern First Floor Apartment situated within the popular residential location of North Hykeham. The property is located close to a small parade of shops, including Takeaways, a DIY store, Co-operative Shop, Tea Room and Vets. Outside there is a secure gated entrance leading to an allocated parking space. Internally the accommodation comprises of a Communal Entrance, Kitchen with Fitted Appliances, Inner Hallway, Lounge/Diner, two Bedrooms and Bathroom. The property is ideally suited for a First Time Buyer or as an Investment Opportunity. Viewing is highly recommended.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Leasehold.

Length of Lease - 125 years from 14th December 2006

Years Remaining on Lease - 106

Annual Ground Rent -N/A

Annual Service Charge Amount - £600.00

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 property is well located within the popular residential area of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.

ACCOMMODATION

COMMUNAL ENTRANCE

With staircase to all floors.

KITCHEN

10' 4" x 8' 2" (3.16m x 2.49m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven, gas hob with extractor fan over, integrated fridge, freezer and slimline dishwasher, space for washing machine, tiled splashbacks, cupboard housing the gas fired central heating boiler, main entrance door and double glazed window to the rear aspect.

INNER HALLWAY

With storage cupboard, intercom system and radiator.

LOUNGE/DINER

15' 1" x 10' 0" (4.61m x 3.06m) With double glazed window to the front aspect and radiator.

BEDROOM 1

10' 0" x 13' 8" (3.07m x 4.17m) With double glazed window to the front aspect, fitted Robes 'n' Rails wardrobes and radiator.

BEDROOM 2

10' 0" x 8' 0" (3.07m x 2.45m) With double glazed window to the rear aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising of p-shaped panelled bath with shower over and glass shower screen, pedestal wash hand basin and close coupled WC, tiled walls and radiator.

OUTSIDE

To the rear of the property there is an allocated car parking space in a secure gated car park.



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

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, 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 Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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

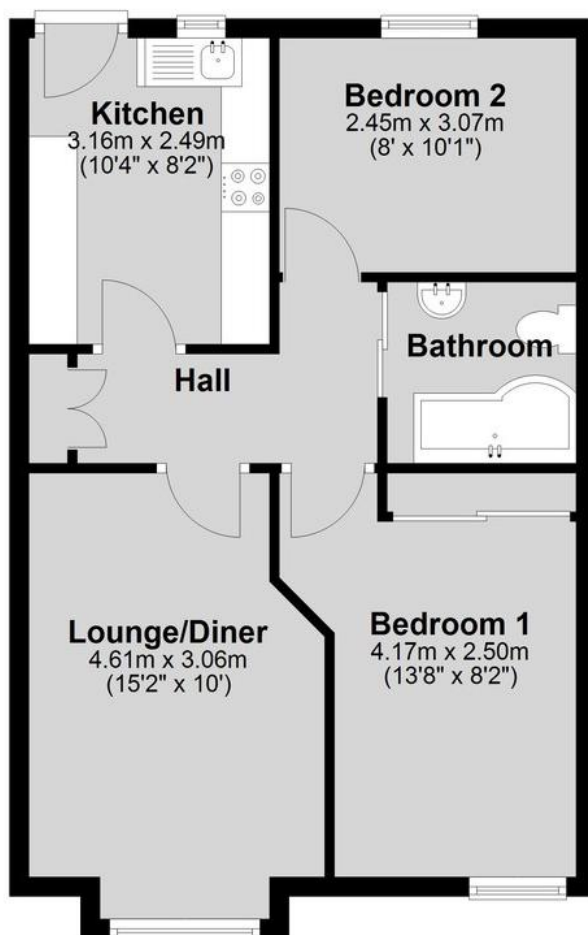
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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First Floor

Approx. 50.1 sq. metres (539.5 sq. feet)



Total area: approx. 50.1 sq. metres (539.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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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