



## 19 Pitcairn Avenue

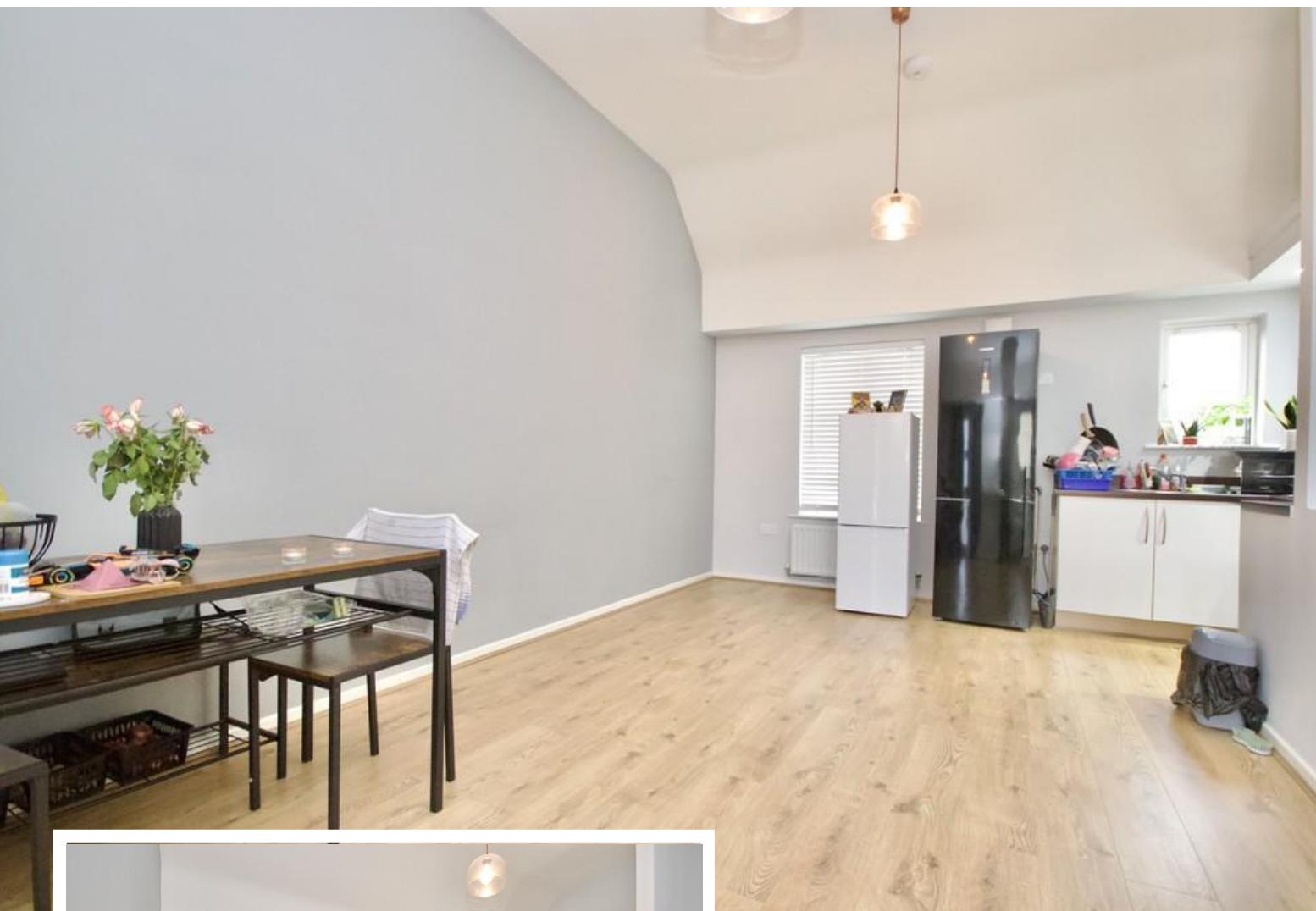
Lincoln, LN2 4FT



Book a Viewing!

**£120,000**

A modern Two Bedroom Duplex Apartment, offered with no onward chain and situated within the popular Carlton Centre development. Well positioned for a range of local amenities, transport links and convenient access into Lincoln City Centre, the property presents an excellent opportunity for first time buyers or investors alike. The accommodation comprises of an Entrance Hallway, Two Double Bedrooms, Bathroom and stairs rising to the First Floor living accommodation.



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — to follow.

**COUNCIL TAX BAND** — A.

**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 Lincoln Bishop University.





## LEASEHOLD INFORMATION

Length of Lease - 125 years

Years Remaining on Lease - 109 years

Annual Ground Rent - £3,303.30

Ground Rent Reviewed - Annually

Annual Service Charge Amount - £140.00

Service Charge Reviewed - Annually

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



## ACCOMMODATION

### ENTRANCE HALL

Providing access to both bedrooms and the bathroom, with stairs leading to the First Floor Landing and radiator.

### OPEN PLAN LIVING

19' 2" x 14' 6" (5.84m x 4.42m) A bright and spacious open plan living area, incorporating a modern fitted kitchen with built-in cupboard storage, complementary worktops and a sink with hot and cold mixer tap. The kitchen is equipped with an electric hob and oven while the living space benefits from two radiators, spotlights and laminate flooring flowing throughout. Windows to both the front and rear aspects flood the room with natural light, further enhanced by impressive vaulted, double height ceilings which add a real sense of space and character.



### BEDROOM 1

9' 8" x 10' 2 max" (2.95m x 3.1m) A double bedroom with UPVC double glazed window and radiator.

### BEDROOM 2

9' 3" x 8' (2.82m x 2.44m) A second double bedroom with UPVC double glazed window and radiator.



### BATHROOM

Three piece suite comprising of a shower tray, WC, pedestal sink, tiled wall splashbacks, frosted UPVC double glazed window and lino flooring.

**WEBSITE**

Our detailed web site 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 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.

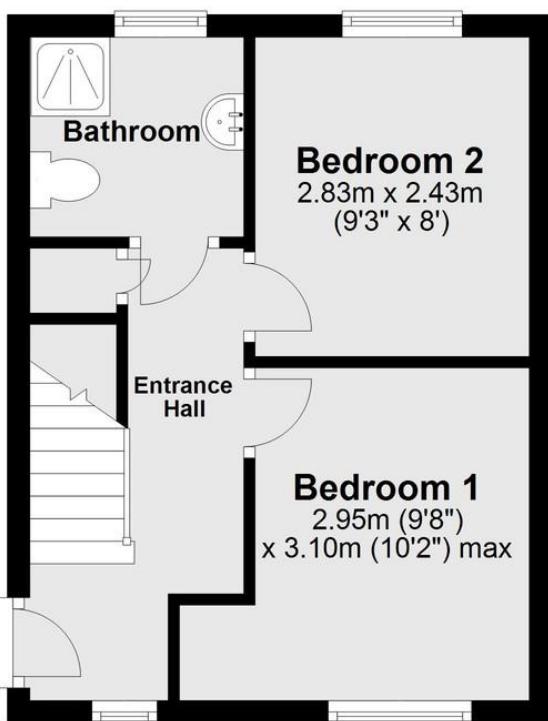
**GENERAL**

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:

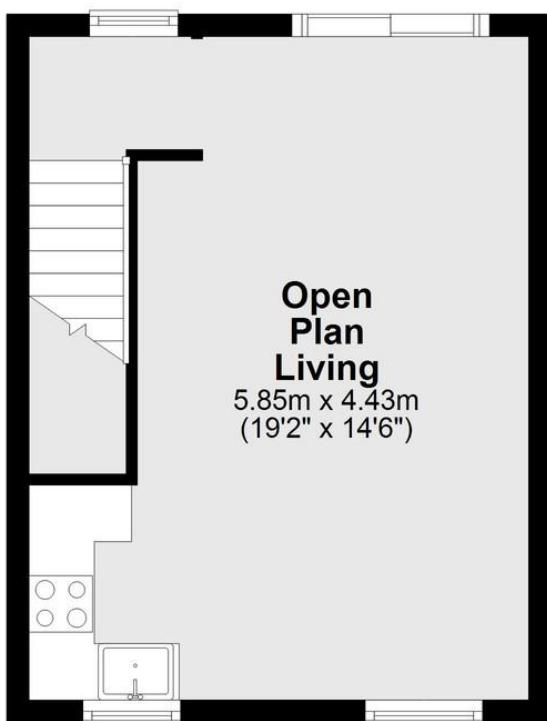
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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## Ground Floor



## First Floor



Total area: approx. 51.2 sq. metres (550.7 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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