



## Flat 16 Ferguson House, Skellingthorpe Road

Lincoln, LN6 0TH



Book a Viewing!

### Offers Over £75,000

This is a well-presented first floor two bedroom retirement apartment for the over 55's, to the South of the Cathedral City of Lincoln. Ferguson House is situated in a popular position, close to Hartsholme Country Park and within close proximity to the City Centre. The apartment offers internal accommodation briefly comprising Communal Entrance, Inner Hallway, Kitchen, Lounge with Juliet balcony, two Bedrooms with fitted wardrobes and a four piece Shower Room. The building also has a Communal Kitchenette and Lounge and benefits from communal parking and a garden. The property is being sold with No Onward Chain and viewing is highly recommended.



## Skellingthorpe Road, Lincoln, LN6 0TH

### SERVICES

Mains electricity, water and drainage. Electric heating.

### EPC RATING – D

### COUNCIL TAX BAND – A

**LOCAL AUTHORITY** - Lincoln City Council

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Mundys.

### LEASEHOLD INFORMATION

Lease Start Date 02/11/2003  
Lease End Date 01/04/2128  
Lease Term 125 years from 1 April 2003  
Lease Term Remaining 103 years

Annual Ground Rent - TBC

Ground Rent Reviewed - TBC

Annual Service Charge Amount - TBC

Service Charge Reviewed - TBC

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

### LOCATION

Ferguson House is particularly well located close to Hartsholme Country Park where leisurely walks can be enjoyed. Local amenities including schools, shops, post office and library are all close by. There is a regular bus service and good road access to the City Centre.

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 lift and stairs to First Floor.

**ENTRANCE HALL** With storage cupboard, airing cupboard and electric heater.

**LOUNGE** 15' 10" x 11' 3" (4.83m x 3.45m), with double glazed Juliet balcony, electric fire in a feature fireplace and two electric radiators.

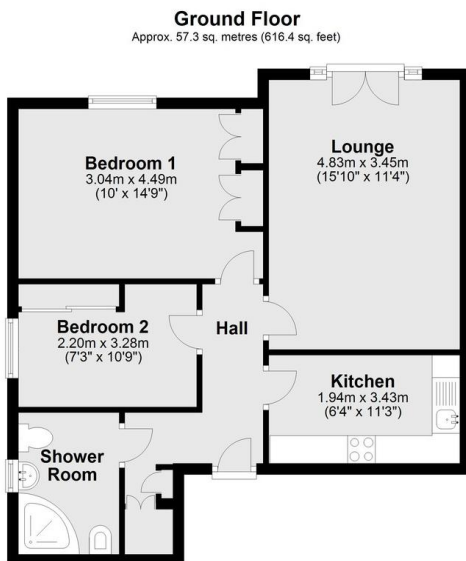
**KITCHEN** 11' 3" x 6' 4" (3.43m x 1.94m), fitted with a range of wall and base units with work surfaces over, electric oven and hob with extractor fan, spaces for a fridge and washing machine, stainless steel sink with side drainer and mixer tap over and tiled splashbacks.

**BEDROOM 1** 14' 8" x 9' 11" (4.49m x 3.04m), with double glazed window, two double fitted wardrobes and electric heater.

**BEDROOM 2** 10' 9" x 7' 2" (3.28m x 2.20m), with double glazed window, double fitted wardrobe and electric heater.

**SHOWER ROOM** Fitted with a four piece suite comprising of shower cubicle, wash hand basin in a vanity unit with storage beneath, close coupled WC and bidet, part-tiled walls, chrome towel radiator, wall storage cupboards and double glazed window.

**OUTSIDE** There is parking for vehicles and attractive well-maintained communal woodland gardens.



Total area: approx. 57.3 sq. metres (616.4 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

#### 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](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 and Co, Bridge McFarland, Dale & Co, Gird & 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 £1,500 per sale and £50 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 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 560088 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 work out the costs 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 of 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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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.

