



Apartment 1, 77b South Park Lincoln, LN5 8ES



Book a Viewing!

£179,995

Canwick Villas is a modern development of 14 Apartments, situated within close proximity to Lincoln City Centre and the South Common. The Apartment benefits from communal parking and Communal Entrance Hall with lift and secure video entry system. Apartment 1 is a Ground Floor property with well presented and spacious living accommodation to briefly comprise of Entrance Hall, Open Plan Kitchen and Living Area, two Bedrooms, En-Suite to the Principal Bedroom and Bathroom. The Apartment further benefits from gas central heating and double glazing. Viewing is highly recommended.



Apartment 1, 77b South Park, , Lincoln, LN5 8ES



SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

LEASEHOLD INFORMATION

Length of Lease - 250 years from 2019.

Years remaining on Lease - 244 as at 2025.

Annual Ground Rent - N/A

Annual Service Charge Amount - £1,095.06 per annum for ground floor apartments and £1,312.46 per annum for all other floors due to lift costs.

Service Charge Reviewed - Annually in November with any revised payment due from the 1st of January.

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



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 University.

ACCOMMODATION

COMMUNAL ENTRANCE

ENTRANCE HALL

With main entrance door, built-in cupboard housing the alarm controls, radiator and Hikvision Video Intercom System.

OPEN PLAN LIVING AND KITCHEN AREA

25' 2" (max) x 10' 11" (7.67m (max) x 3.33m) Kitchen Area - Fitted with a range of wall, base units and drawers with work surfaces over, integral AEG appliances to include fridge freezer, oven, hob, extractor hood, dishwasher and washer dryer, cupboard housing the Valiant gas fired central heating boiler, 1½ bowl sink unit and drainer, inset spotlights, breakfast bar and double glazed window to the side elevation.

Living Area - with double glazed window to front elevation, TV, telephone and satellite points and radiator.

BEDROOM 1

11' 3" x 11' 3" (3.43m x 3.43m) With double glazed window to front elevation, fitted wardrobes and radiator.

EN-SUITE

With suite to comprise of large fitted shower cubicle, WC and wash basin in vanity unit, part tiled surround, shaver point, extractor fan, inset spotlights to ceiling and towel radiator.

BEDROOM 2

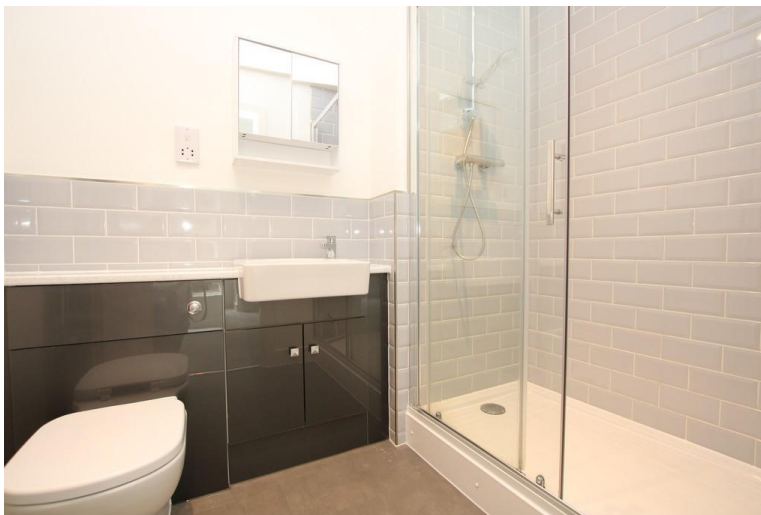
11' x 9' 10" (3.35m x 3m) With double glazed window to side elevation and radiator.

BATHROOM

With suite to comprise of bath with shower over, WC and wash basin in vanity unit, part tiled surround, shaver point, inset spotlights to ceiling, extractor fan and towel radiator.

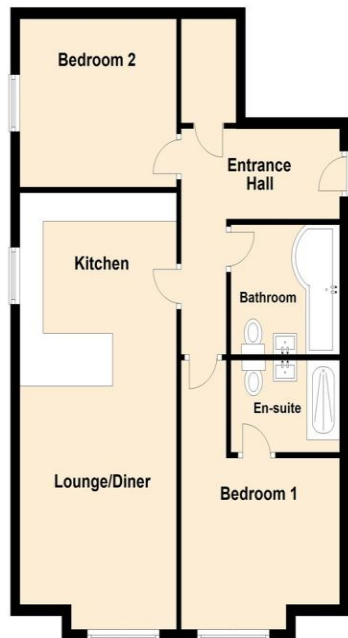
OUTSIDE

There is an allocated parking space.





Ground Floor



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

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, 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.

CMH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then 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 then 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 are 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

