



**119 Angelica Road**

Lincoln, LN1 1BE



Book a Viewing!

**£150,000**

A two bedroom third floor modern apartment situated in this popular waterside development off Carholme Road, just to the West of the Cathedral City of Lincoln. The property has well-presented internal living accommodation accessed from a Shared Communal Entrance with lift, Entrance Hallway, Open Plan Living/Kitchen/Diner with a Balcony overlooking the Fossdyke Canal, two Bedrooms and Family Bathroom. The property has easy pedestrian access to the City Centre and further benefits from an allocated off street parking space. NO CHAIN.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY – Lincoln City Council.**

**TENURE – Leasehold.**

#### **LEASEHOLD INFORMATION**

Annual Ground Rent - £166 per annum

Ground Rent Reviewed - TBC

Annual Service Charge Amount - £1200 per annum

Service Charge Reviewed - TBC

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 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.

## ACCOMMODATION

### COMMUNAL ENTRANCE

With communal entrance door, lift and staircase to all floors.

### ENTRANCE HALL

With intercom, radiator and storage cupboard.

### OPEN PLAN LIVING KITCHEN DINER

23' 3" x 14' 11 (max)" (7.10m x 4.55m) With double glazed French doors to the Balcony with views over the Fosdyke Canal, double glazed window, kitchen fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven and gas hob with extractor fan over, spaces for a fridge freezer and washing machine and two radiators.

### BEDROOM 1

12' 3" x 8' 9" (3.75m x 2.67m) With double glazed window and radiator.

### BEDROOM 2

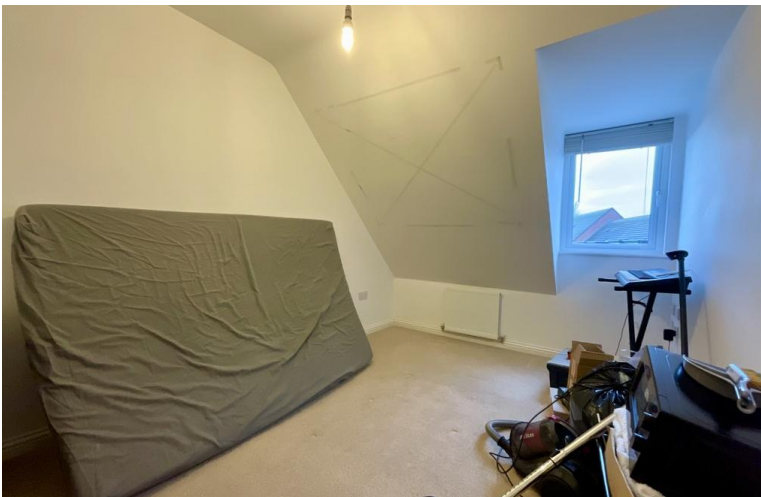
12' 1" x 6' 6" (3.70m x 2.00m) With double glazed window and radiator.

### BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks and radiator.

### OUTSIDE

There is a balcony accessed via the lounge and an allocated parking space.





#### 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 & 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 Calum 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

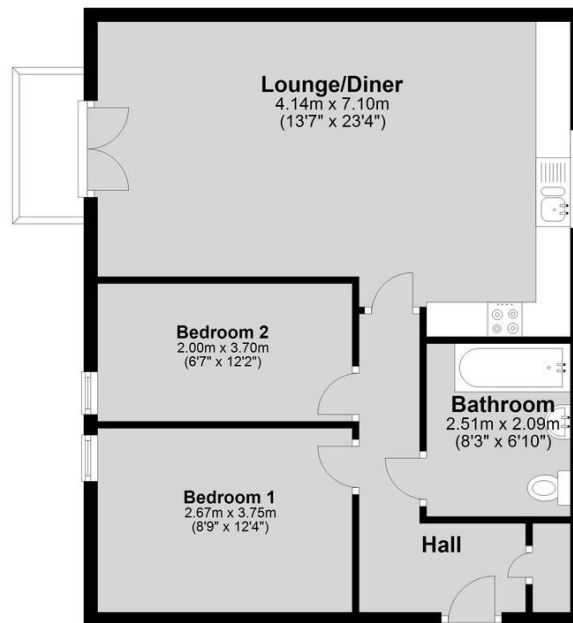
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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### Third Floor

Approx. 60.4 sq. metres (650.6 sq. feet)



Total area: approx. 60.4 sq. metres (650.6 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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