



Flat 1 North Place, Nettleham Road

Lincoln, LN2 1RE



Book a Viewing!

£465,000

A rare opportunity to purchase a spacious two bedroom ground floor apartment in a prestigious historic building, situated in an enviable Uphill position just off Nettleham Road, with spectacular views of Lincoln Cathedral. The property has well-appointed internal accommodation comprising of Entrance Porch, Reception Hall, Lounge, Kitchen, Study, two Double Bedrooms, Master Bedroom with En-Suite Bathroom, Shower Room and a separate WC. Outside the property has a communal gravelled driveway, a private parking space and garage. There is a private patio area leading onto extensive and beautifully maintained communal gardens with views of Lincoln Cathedral. The property further benefits from No Onward Chain and viewing is highly recommended.



Nettleham Road, Lincoln, LN2 1RE



SERVICES

All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

LEASEHOLD INFORMATION

Length of Lease - 999 years from 1/8/1972

Years Remaining on Lease - 946

Annual Ground Rent – £1.00

Ground Rent Reviewed - TBC

Annual Service Charge Amount - £3,041.18

Service Charge Reviewed – every year company meetings

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

PORCH

10' 11" x 7' 4" (3.33m x 2.24m) A welcoming entrance porch with radiator.

RECEPTION HALL

14' 6" x 10' 10" (4.42m x 3.31m) With two radiators.

LOUNGE

19' 9" x 14' 9" (6.04m x 4.52m) With double glazed window to the front aspect, double glazed bay window to the side aspect with an opening to the patio and gardens with views of Lincoln Cathedral, decorative fireplace with side cupboard and two radiators.

INNER HALL

With door to the rear aspect and radiator.

STUDY AREA

4' 9" x 4' 5" (1.45m x 1.37m) With storage cupboard and double glazed window to the side aspect.

KITCHEN

12' 11" x 10' 4" (3.94m x 3.15m) Fitted with a range of wall and base units with work surfaces over, undermount sink with side drainer and mixer tap over, eye-level electric oven and microwave, electric hob, integrated fridge freezer and dishwasher, integrated washer/dryer, tiled splashbacks and double glazed window to the front aspect.

BEDROOM 1

12' 11" x 15' 3" (3.94m x 4.65m) With a range of fitted wardrobes, two double glazed windows to the front aspect and radiator.

EN-SUITE BATHROOM

Fitted with a three piece suite comprising of bath, wash hand basin and high-level WC, tiled walls, chrome towel radiator and double glazed window to the rear aspect.

REAR HALL

With storage cupboard.

BEDROOM 2

17' 0" x 11' 5" (5.19m x 3.49m) With two double glazed windows to the side aspect and radiator.

SHOWER ROOM

With shower cubicle, tiled walls and radiator.

CLOAKROOM/WC

With close coupled WC, wall-hung wash hand basin, towel radiator, tiled walls and double glazed window to the side aspect.





OUTSIDE

The property is approached by a communal gravelled driveway. There is a private parking space and a single garage in a block. To the side of the property there is a private patio leading onto beautiful communal gardens with views of Lincoln Cathedral.

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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Ground Floor



Total area: approx. 133.8 sq. metres (1440.2 sq. feet)

Flat 1 North Place

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

