



11 Flaxley Close

Lincoln, LN2 4GJ



Book a Viewing!

£135,000

A beautiful two bedroom first floor modern apartment situated in this popular development within Uphill Lincoln. The property has internal living accommodation to briefly comprise of a Shared Communal Entrance, Inner Hallway, Open Plan Living/Kitchen/Diner, two double Bedrooms with built-in wardrobes, En-suite Shower Room to Bedroom 1 and a Family Bathroom. The property further benefits from an allocated parking space. This modern apartment would perfectly suit the first time buyer and is being sold with the opportunity to acquire all internal furniture. NO CHAIN.





SERVICES

Mains electricity, water and drainage. Electric heating.

EPC RATING - C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

LEASEHOLD INFORMATION

Length of Lease - From 11 August 2006 to 31 December 2127

Years Remaining on Lease - 102 years

Annual Ground Rent - £20.00

Annual Service Charge Amount - £1,550.00

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 Bishop Grosseteste University.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

With staircase to first floor.

ENTRANCE HALL

With triple storage cupboard, airing cupboard and electric radiator.

OPEN PLAN LIVING KITCHEN DINER

23' 4 (max)" x 14' 0 (max)" (7.11m x 4.27m)

Living area with four double glazed windows, two electric radiators and a built-in desk.

Kitchen area with a range of wall and base units with work surfaces over, electric oven and hob with extractor fan, integrated dishwasher and fridge freezer, stainless steel 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks and spotlights.

BEDROOM 1

11' 4" x 10' 11" (3.47m x 3.34m) With double glazed bay window, built-in triple wardrobe and electric radiator.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC and pedestal wash hand basin, cupboard housing the washing machine, chrome towel radiator, part tiled walls, spotlights and shaver point.

BEDROOM 2

10' 11" x 10' 9" (3.34m x 3.29m) With double glazed window, built-in triple wardrobe and electric radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC and pedestal wash hand basin, towel radiator, part tiled walls, spotlights and shaver point.

OUTSIDE

The property benefits from an allocated parking space.





Approx. 64.7 sq. metres (696.8 sq. feet)



Total area: approx. 64.7 sq. metres (696.8 sq. feet)

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

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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.

CWH, 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.

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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.
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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.

