



3 Glenwood Grove

Lincoln, LN6 7BA



Book a Viewing!

£80,000

A spacious and well presented Two Bedroom Apartment, offered for sale with No Onward Chain and ready for immediate occupation. Representing an excellent opportunity for first time buyers looking to step onto the property ladder or investors seeking a ready made buy-to-let, the property boasts two genuine double bedrooms, a modern fitted kitchen, a bright and spacious lounge, and low maintenance living throughout. Ideally positioned to the south of Lincoln City Centre, the property enjoys excellent access to a wealth of local amenities, including the popular Tritton Road Retail Parks, Boultham Park and a range of supermarkets, shops and leisure facilities. Lincoln High Street and the city centre are also within easy reach, together with excellent transport links, making this a convenient and well connected location for both owner occupiers and tenants alike. The accommodation comprises a private entrance hall, spacious lounge, modern fitted kitchen, two double bedrooms and a contemporary shower room, creating a fantastic home or investment in a sought after residential location.



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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

ENTRANCE HALL

With access via separate entrance hallway with access to all rooms, radiator, built-in storage cupboard housing the wall mounted gas Combi boiler and fuse board.

LOUNGE

11' 10" x 10' 5" (3.63m x 3.19m) Spacious reception with UPVC double glazed window to the rear aspect and radiator.

KITCHEN

7' 4" x 6' 0" (2.26m x 1.84m) Modern fitted kitchen with laminate worktop, gas hob extractor fan over, electric oven, stainless steel sink with hot and cold mixer tap over and draining board, spaces for fridge freezer and washing machine, tiled splashbacks, lino flooring and double glazed window to the rear aspect.

BEDROOM 1

10' 11" x 10' 5" (3.34m x 3.20m) A bright and spacious double bedroom with UPVC double glazed window to front aspect and radiator.

BEDROOM 2

9' 4" x 8' 5" (2.87m x 2.58m) A second double bedroom with UPVC double glazed window to the front aspect and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising of WC, wash hand basin with vanity storage, shower cubicle with mains shower, lino flooring, upright ground radiator, frosted glass UPVC window to side aspect and extractor fan.

OUTSIDE

The property is accessed via its own private entrance and further benefits from a shared courtyard to the rear.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Leasehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here - [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.

LEASEHOLD INFORMATION

Length of Lease - 999 years (from 1939)

Years Remaining on Lease - 912 years

Annual Ground Rent - £4.00

Ground Rent Reviewed - Annually in TBC

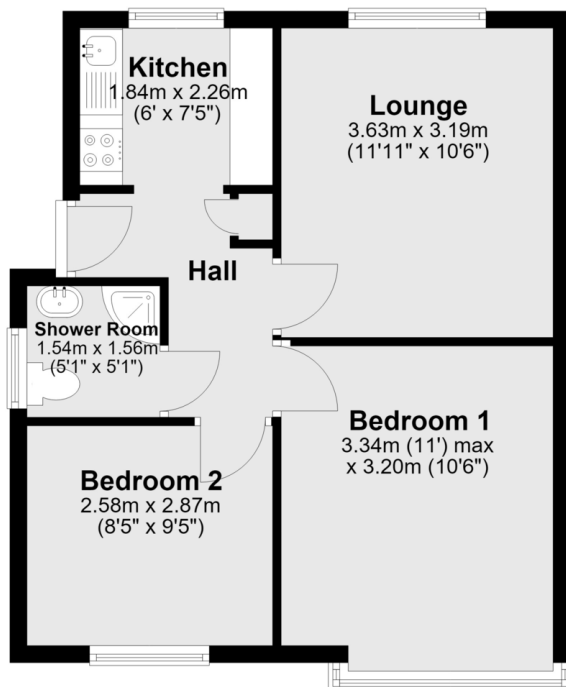
Annual Service Charge Amount - £540

Service Charge Reviewed - Annually in TBC

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

Ground Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



Total area: approx. 42.6 sq. metres (458.7 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

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 - HOW WE MAY REFER YOU TO

<https://www.mundys.net/referral-fee/>

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 550888 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. These 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 whatsoever 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 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.

