



## 2 Glenwood Grove

Lincoln, LN6 7BA



Book a Viewing!

### Offers in the Region of £70,000

A two bedroom ground floor apartment, offered for sale with no onward chain and presenting an excellent opportunity for buyers seeking a refurbishment project. Having previously been a rental property, the apartment now requires a programme of modernisation throughout, allowing the next owner to renovate and personalise the accommodation to their own specification. Positioned within a popular residential location, the property benefits from its own rear garden and well-proportioned rooms throughout.



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### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – E.

**COUNCIL TAX BAND** – A

**LOCAL AUTHORITY** - Lincoln City Council

**TENURE** - Leasehold.

**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.

### ENTRANCE HALL

Accessed via a frosted UPVC entrance door, with flooring, built in storage cupboard and access to all rooms.

### LOUNGE

11' 10" x 10' 5" (3.61m x 3.18m) A rear facing reception room with UPVC door leading directly to the rear garden, accompanied by side windows allowing plenty of natural light. Featuring a gas fire and offering space for both living and dining furniture.

### KITCHEN

7' 3" x 6' (2.21m x 1.83m) Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink with drainer and mixer tap. With spaces for a cooker, washing machine and fridge, together with a UPVC double glazed window.

### BEDROOM 1

12 max' x 10' 4" (3.66m x 3.15m) A double bedroom with UPVC double glazed window to the front aspect and electric radiator.

### BEDROOM 2

9' 4" x 8' 4" (2.84m x 2.54m) A further double bedroom with UPVC double glazed window to the front aspect and radiator.

### BATHROOM

Fitted with a three piece suite comprising bath with electric shower over, wash hand basin and WC. With tiled splashbacks, lino flooring and a frosted UPVC double glazed window.

### OUTSIDE

To the front, the property is set back from the road behind a lawned garden, creating a pleasant approach.  
To the rear, there is an enclosed garden laid predominantly to lawn, providing excellent potential for landscaping and outdoor seating areas.

**Length of Lease** - 125 years from 1 January 1990

**Years Remaining on Lease** - 88 Years

**Annual Ground Rent** - TBC

**Ground Rent Reviewed** - TBC

**Annual Service Charge Amount** - £240

**Service Charge Reviewed** - Annually in January

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

#### 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 - HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gison 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. Water 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 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

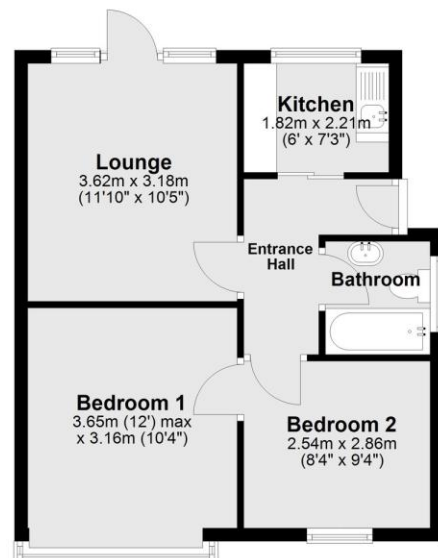
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are the vendors' (Lessors) for whom they act as Agents give notice that:

1. The details are given 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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### Ground Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



Total area: approx. 42.2 sq. metres (454.7 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 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 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.

