



11 Greestone Mount
Lincoln

BROWN & CO



11 Greestone Mount, Lincoln

A well-presented first floor apartment situated within walking distance of the sought after Cathedral Quarter and Lincoln City Centre. The property benefits from having communal gardens, a designated parking space and views across the City. The accommodation comprises a communal entrance, entrance Hall, open plan lounge/kitchen/diner, hallway, two double Bedrooms and a Bathroom. The apartment will suit an owner occupier or buy to let investor.



ACCOMMODATION

This first floor apartment is accessed via a rear metal staircase leading to a communal entrance door with intercom system.

Entrance Hall

With single radiator, intercom system, door to;

Open plan lounge/kitchen/diner

Double glazed casement windows to front and side elevation with great views across the city. Fitted wall and base units with stainless steel single drainer sink, built-in appliances include oven, Neff four ring induction hob with extractor over, dishwasher, fridge freezer, space and plumbing for washing machine, three radiators and an electric fire.

Bedroom One

Double glazed casement window to rear elevation, built-in wardrobes, single radiator.

Bedroom Two

Double glazed casement window to rear elevation, built-in wardrobes, single radiator.

Bathroom

Double glazed casement window to side elevation, three-piece suite comprising shower cubicle, wash basin and low flush WC in vanity unit, part walls, extractor.

Outside

The front elevation has a communal car park and flat 11 has its own dedicated parking space to the side of the apartment. There is also a private decked garden to the rear of the apartment.

Services

We understand the apartment offers mains water, electric and main sewer connections.

Service Charge

There is a annual ground rent/service charge of £1,525.80 which will be reviewed on the 30th November 2025.

Tenure & Possession

The apartment is leasehold with vacant possession and is sold subject to a 999 year lease from the 1st August 2004.

Council Tax

Band D

Amenities

The property is situated close to the desirable Cathedral Quarter which boasts a variety of restaurants, cafés, butchers, bakery, grocer and various boutique shops. Excellent state and private sector schools, (both primary and secondary) can be found within walking distance, along with the Lincoln University, Bishop Grosseteste University and County Hospital. The City of Lincoln is also a few minutes' walk down the hill and is a thriving City Centre that is developing more each year.

Services

We understand the property offers mains water, electric and mains sewer connections.

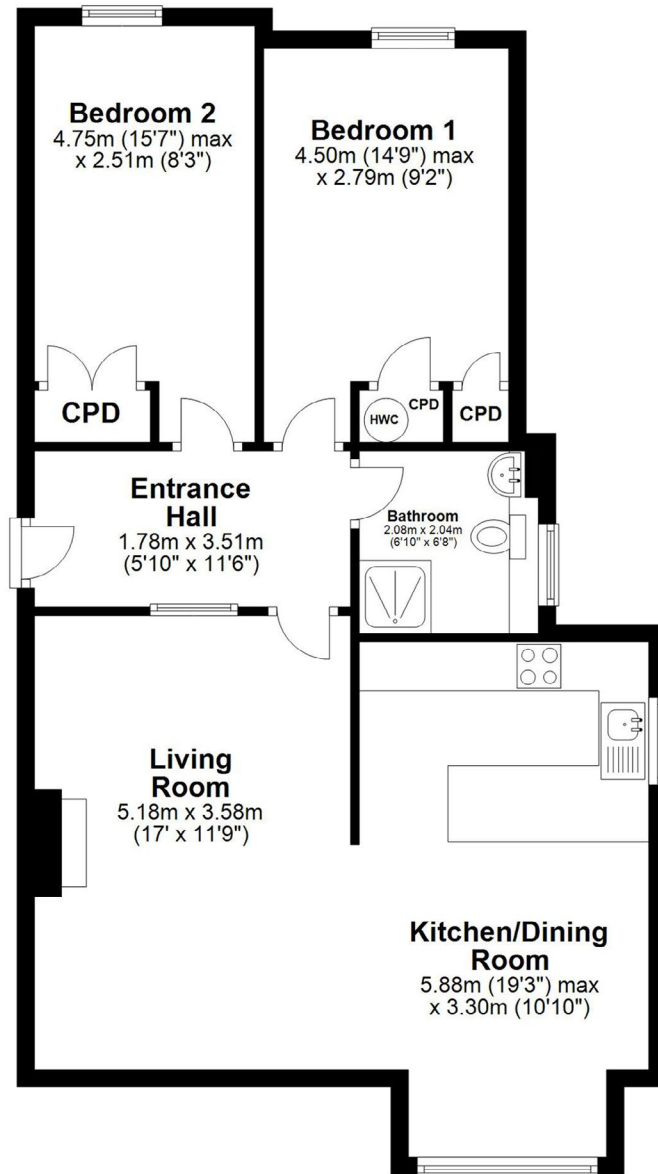
Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



Ground Floor

Approx. 74.2 sq. metres (798.2 sq. feet)



Total area: approx. 74.2 sq. metres (798.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Plan produced using PlanUp.

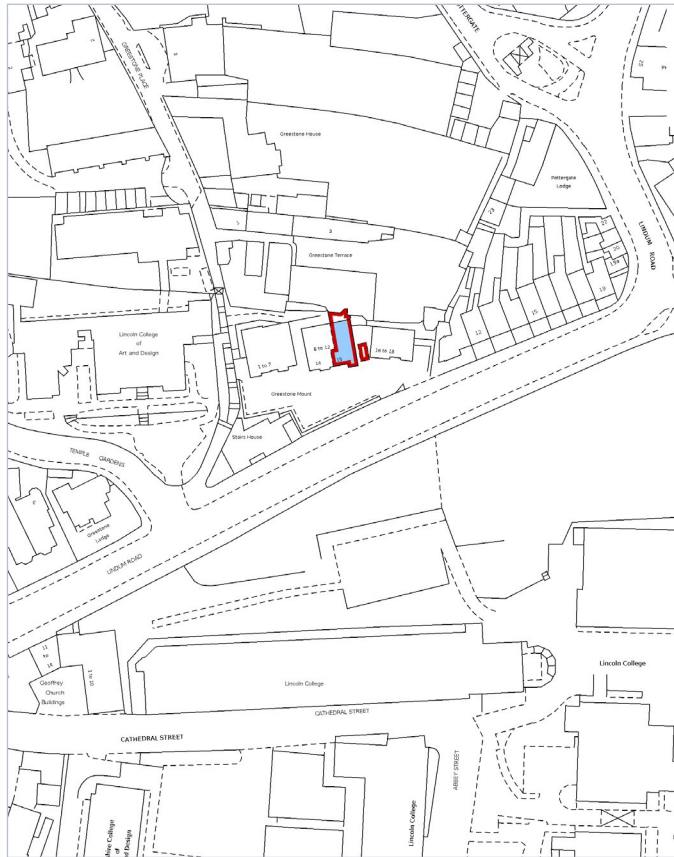




Directions - LN1 1HL

From the centre of Lincoln proceed towards the Cathedral on Broadgate which leads into Lindum Road. As you proceed up the hill turn left onto Greestone Mount just before the sharp left hand bend.

<https://what3words.com/farmer.rips.armed>



Broadband & Mobile

We understand from the Ofcom website that standard and superfast broadband are available in the area with a max download speed of 80mbps and max upload speed of 20 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website.

Energy performance certificate (EPC)

11, Greestone Mount LINCOLN LN2 1PS	Energy rating C	Valid until: 21 July 2029
		Certificate number: 2428-1029-6273-7731-9864

Property type: Mid-floor flat
Total floor area: 74 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

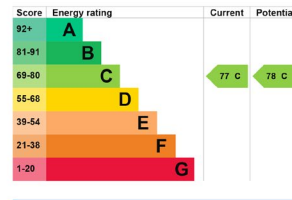
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Agent

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IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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