



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 an 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

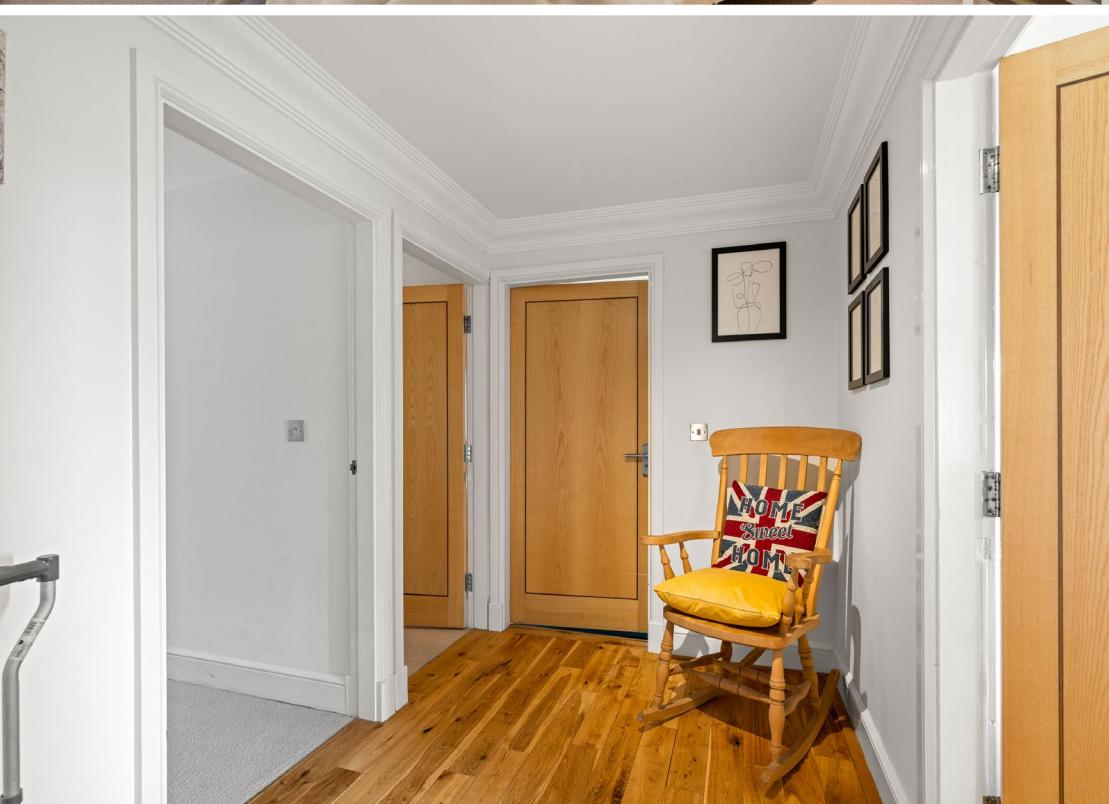
The property is situated close to the desirable Cathedral Quarter which boasts a variety of restaurants, cafés, butchers, bakery, grocer and various boutique shops. Excellent state and private sector schools, (both primary and secondary) can be found within walking distance, along with the Lincoln University, 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.

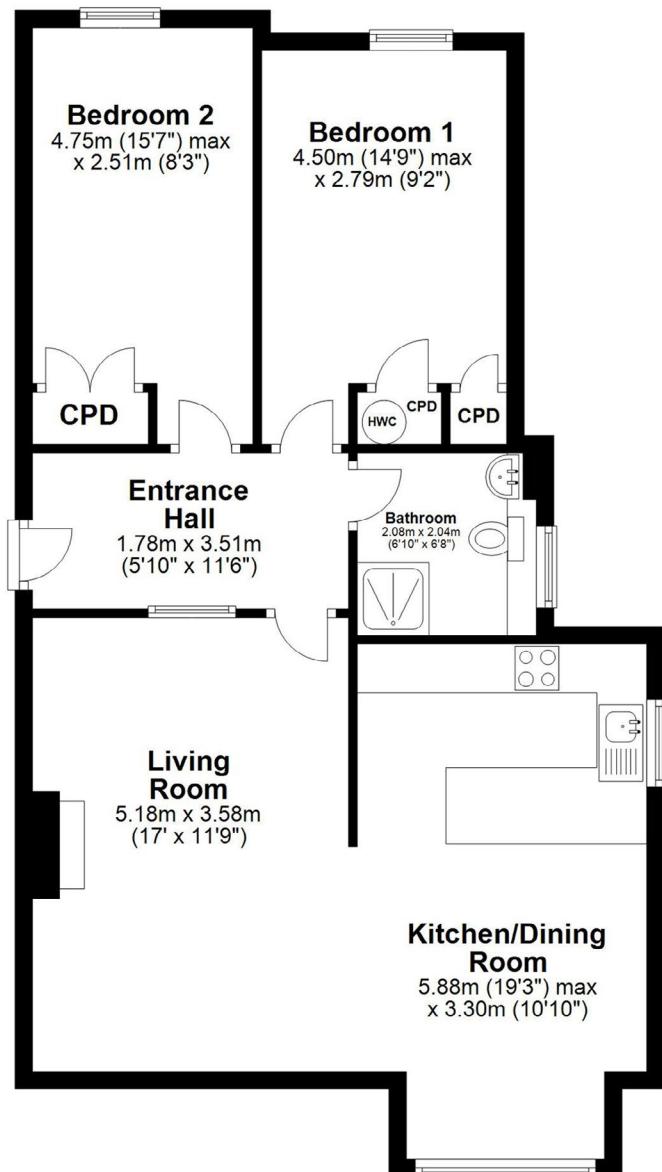
Buyer Identity Check

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)

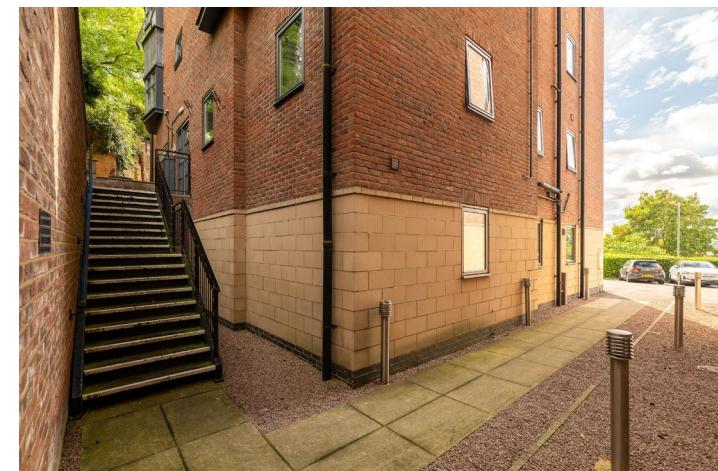


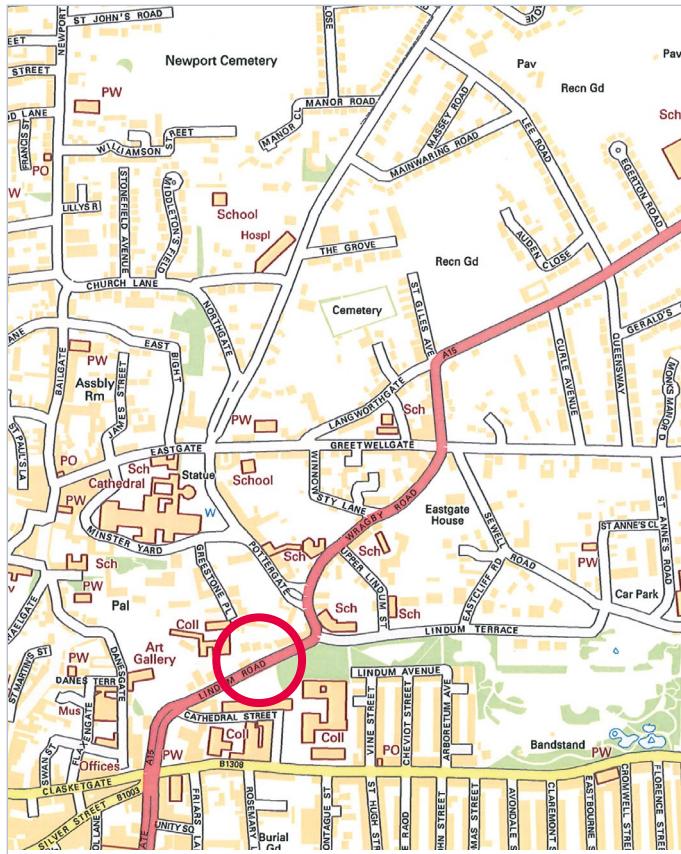
Total area: approx. 74.2 sq. metres (798.2 sq. feet)

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.

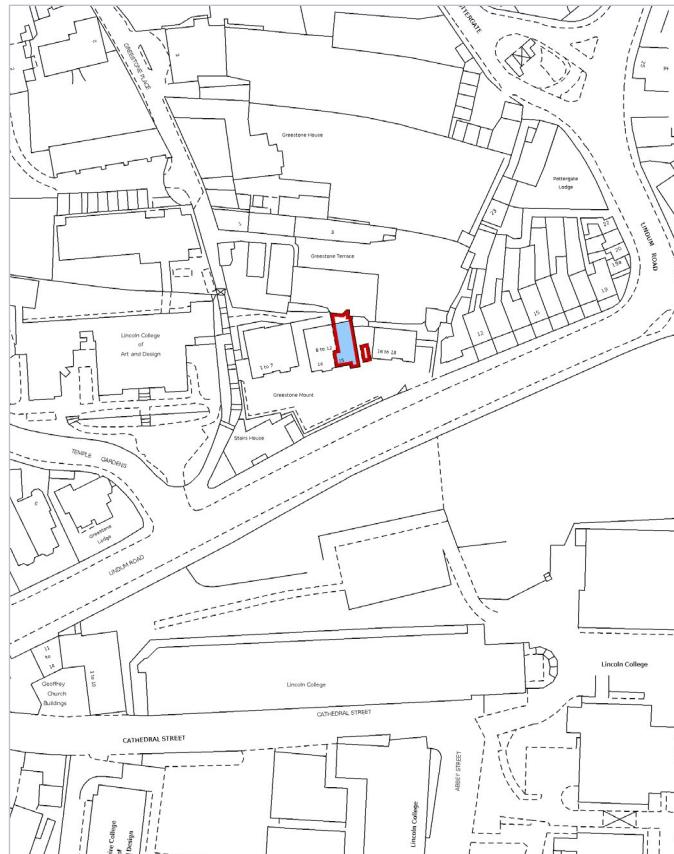




Directions - LN1 1HL

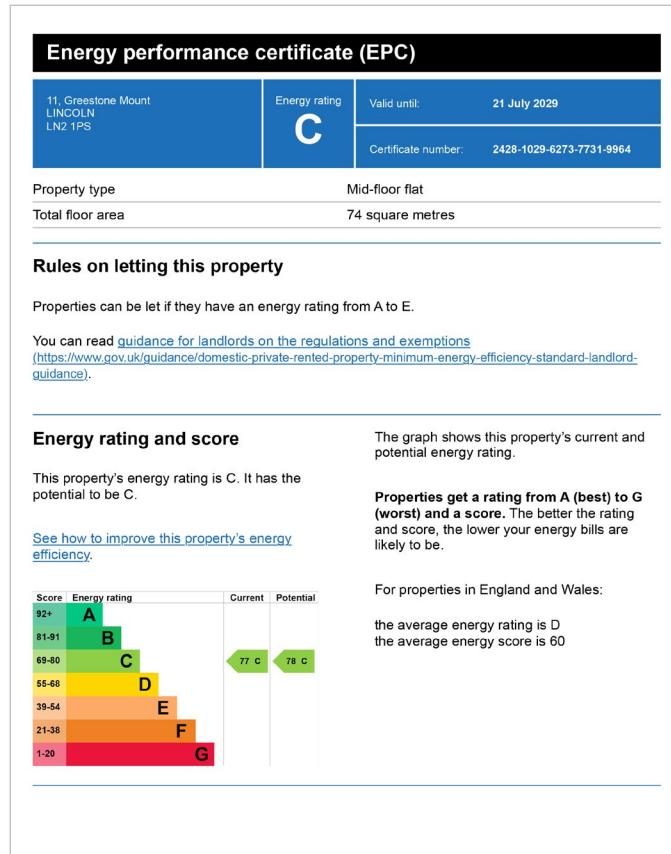
From the centre of Lincoln proceed towards the Cathedral on Broadgate which leads into Lindum Road. As you proceed up the hill turn left onto Greestone Mount just before the sharp left hand bend.

<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 enquiries via their providers website.



Agent

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IMPORTANT NOTICES

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