





6 St Nicholas House, 70 Newport Lincoln

An exceptional and rarely available opportunity to acquire an elegant Two Bedroom Top Floor Apartment, forming part of a distinguished Grade II listed residence dating back to 1875. Perfectly positioned in a highly coveted Uphill setting just off Newport, the property lies moments from Lincoln's renowned Bailgate and Cathedral Quarter.

Sympathetically converted in 2016, this exquisite home seamlessly blends period charm with contemporary refinement, offering impeccably presented accommodation of remarkable quality throughout. The apartment is approached via its own Private Ground Floor Entrance, creating an immediate sense of exclusivity, with a staircase rising to a First Floor Landing with Cloakroom/WC.

A further ascent leads to the principal accommodation on the Second Floor. At the heart of the home lies a beautifully proportioned Lounge, complemented by a stylish and thoughtfully designed Kitchen/Diner, ideal for both everyday living and entertaining. There are two generous Double Bedrooms, including a superb Principal Suite enjoying captivating views towards the iconic Lincoln Cathedral. A luxurious four piece Bathroom, finished to an exceptional standard, completes the internal accommodation.

Externally, the property is enhanced by access to immaculately maintained communal gardens, offering a picturesque setting, alongside the rare advantage of two allocated parking spaces.

Offered to the market with No Onward Chain, this truly outstanding residence presents a unique opportunity to own a piece of Lincoln's architectural heritage, and early viewing is strongly advised to fully appreciate its charm and distinction.

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Or call 01522 510044

29 Silver Street, Lincoln, LN2 1AS



ACCOMMODATION

ENTRANCE HALL

A welcoming private entrance with staircase to the first floor, electric radiator and accessed off St Johns Road and leading through its own entrance courtyard to the front door.

FIRST FLOOR LANDING

With staircase to the second floor, secondary glazed window and electric radiator.

CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, tiled flooring and splashbacks, secondary glazed window and electric radiator.

SECOND FLOOR LANDING

With oak flooring, intercom system, loft storage space, airing cupboard and electric radiator.

LOUNGE

15' 11" x 12' 4" (4.87m x 3.76m)

With secondary glazed window, oak flooring and electric radiator.

KITCHEN/DINER

15' 4" x 12' 1" (4.68m x 3.70m)

Fitted with a modern range of wall and base units with work surfaces over, electric oven, induction hob with extractor fan over, integrated fridge freezer, washing machine and dishwasher, Belfast sink with mixer tap over, oak flooring, electric radiator and two secondary glazed windows.

BEDROOM 1

13' 10" x 10' 5" (4.22m x 3.19m)

With secondary glazed window with views of Lincoln Cathedral and electric radiator.

BEDROOM 2

16' 7" x 9' 8" (5.07m x 2.97m)

With secondary glazed window and electric radiator.

BATHROOM

Fitted with a luxurious four piece suite comprising of free standing bath tub, shower cubicle, close coupled WC and pedestal wash hand basin, radiator with towel rail and secondary glazed window.



OUTSIDE

The property benefits from use of beautifully maintained communal gardens laid mainly to lawn with established trees and shrubs. There are two allocated parking spaces providing off street parking.

In addition, the property enjoys its own separate private entrance via a courtyard area, offering space suitable for outside storage.

LEASEHOLD INFORMATION

Length of Lease – 999 years
(Start 06 05 2015)

Years Remaining on Lease - 988 years

Annual Service Charge Amount - £2,700.00

Service Charge Reviewed - Annually

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

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.



SERVICES

Electricity, water and drainage mains services available.

Electric central heating.

COUNCIL TAX AND EPC

EPC Energy Rating – Exempt.

Council Tax Band – C.

Local Authority – Lincoln City Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.



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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & 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 and J Walter 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 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

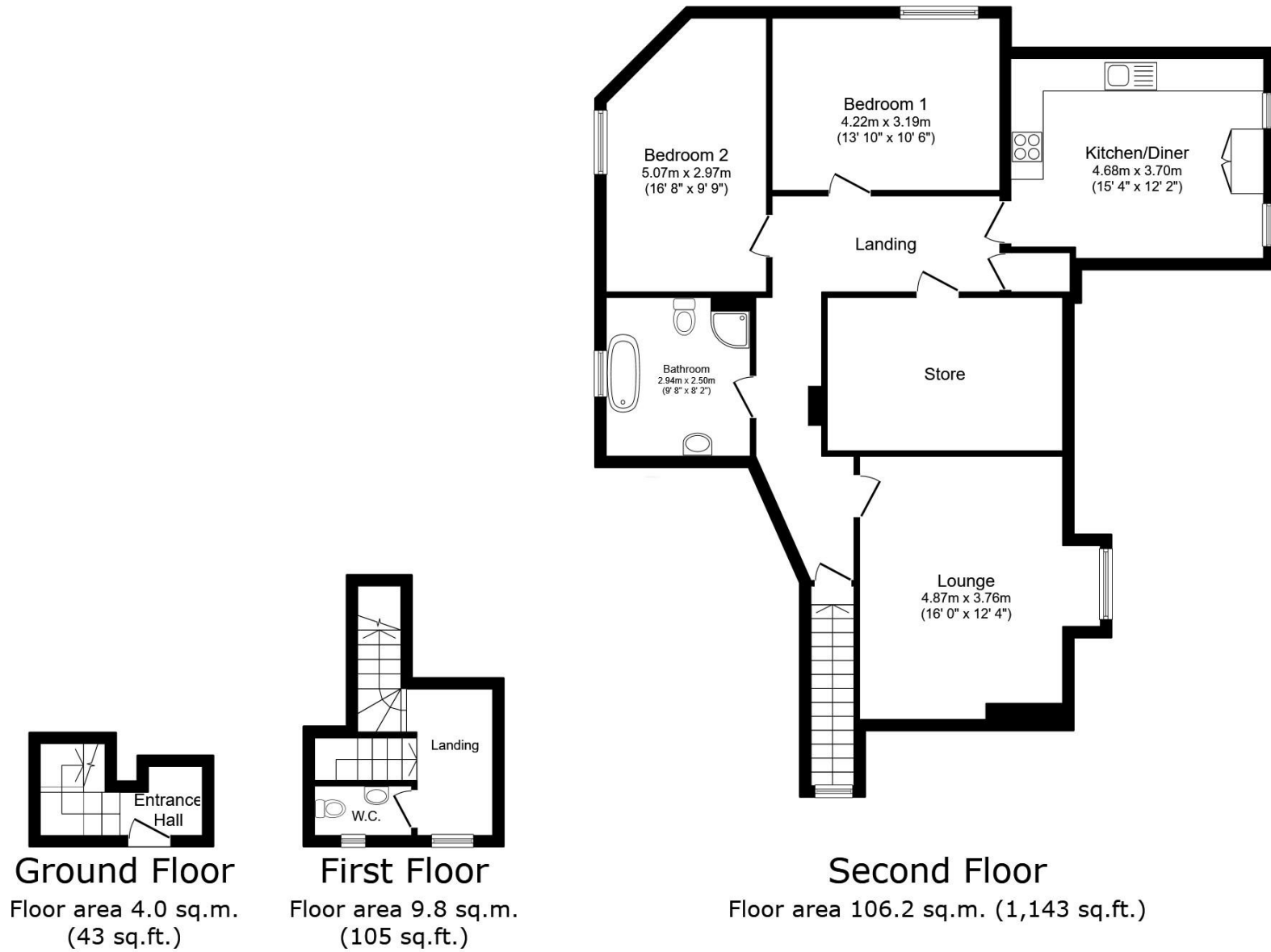
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that

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Total floor area: 119.9 sq.m. (1,290 sq.ft.)

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