



36 Atwater Grove

Lincoln, LN2 4SG



Book a Viewing!

£105,000

A ground floor apartment situated in the popular area of Glebe Park to the north of the Cathedral City of Lincoln. The accommodation on offer comprises Lounge, Kitchen, Inner Hall, Bathroom, and a double Bedroom. Outside, there is a low-maintenance gravel garden, two allocated parking spaces, and a store cupboard. This property offers an excellent rental opportunity, ideal for investors or buyers looking to generate additional income. Viewing of this property is highly recommended. No Onward Chain.



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SERVICES

Mains electricity, water and drainage. Electric Storage Heating.

EPC RATING – D.

COUNCIL TAX BAND – A (Lincoln City Council)

TENURE - Leasehold.

Years Remaining on Lease - 117 years

Annual Ground Rent - £TBC

Annual Service Charge Amount - £TBC

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

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 Bishop Grosseteste University.

LOUNGE

14' 10" x 9' 3" (4.53m x 2.84m) With main entrance door and double glazed window to the front aspect, laminate flooring and electric radiator.

HALL

With airing cupboard and tiled flooring.

KITCHEN

9' 5" x 5' 5" (2.89m x 1.67m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap, electric oven and hob with extractor fan, space for washing machine, tiled walls, tiled flooring and double glazed window to the front aspect.

BATHROOM

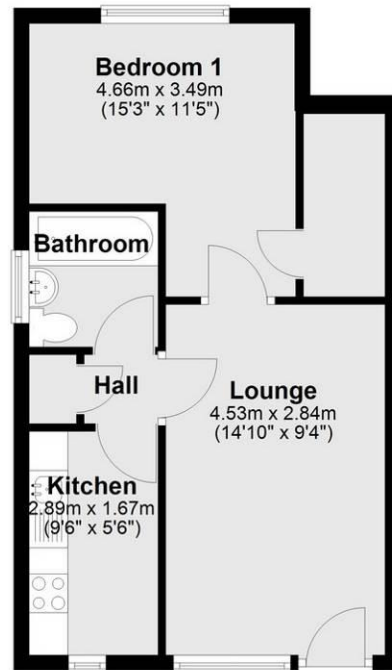
5' 9" x 5' 8" (1.77m x 1.75m) Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, tiled walls, tiled flooring and double glazed window to the side aspect

BEDROOM 1

15' 3 (max)" x 11' 5 (max)" (4.65m x 3.48m) With double glazed window to the rear aspect, storage cupboard, laminate flooring and electric radiator.

OUTSIDE

Outside there is a low maintenance gravel garden with mature shrubs, two allocated parking spaces and a store cupboard.



Total area: approx. 41.5 sq. metres (446.7 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

Sills & Bettidge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilon 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.

CWJ, 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 HomeBuyer 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 for their own use 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 are 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.

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