



Penthouse 3, 19 Hungate

Lincoln, LN1 1ES



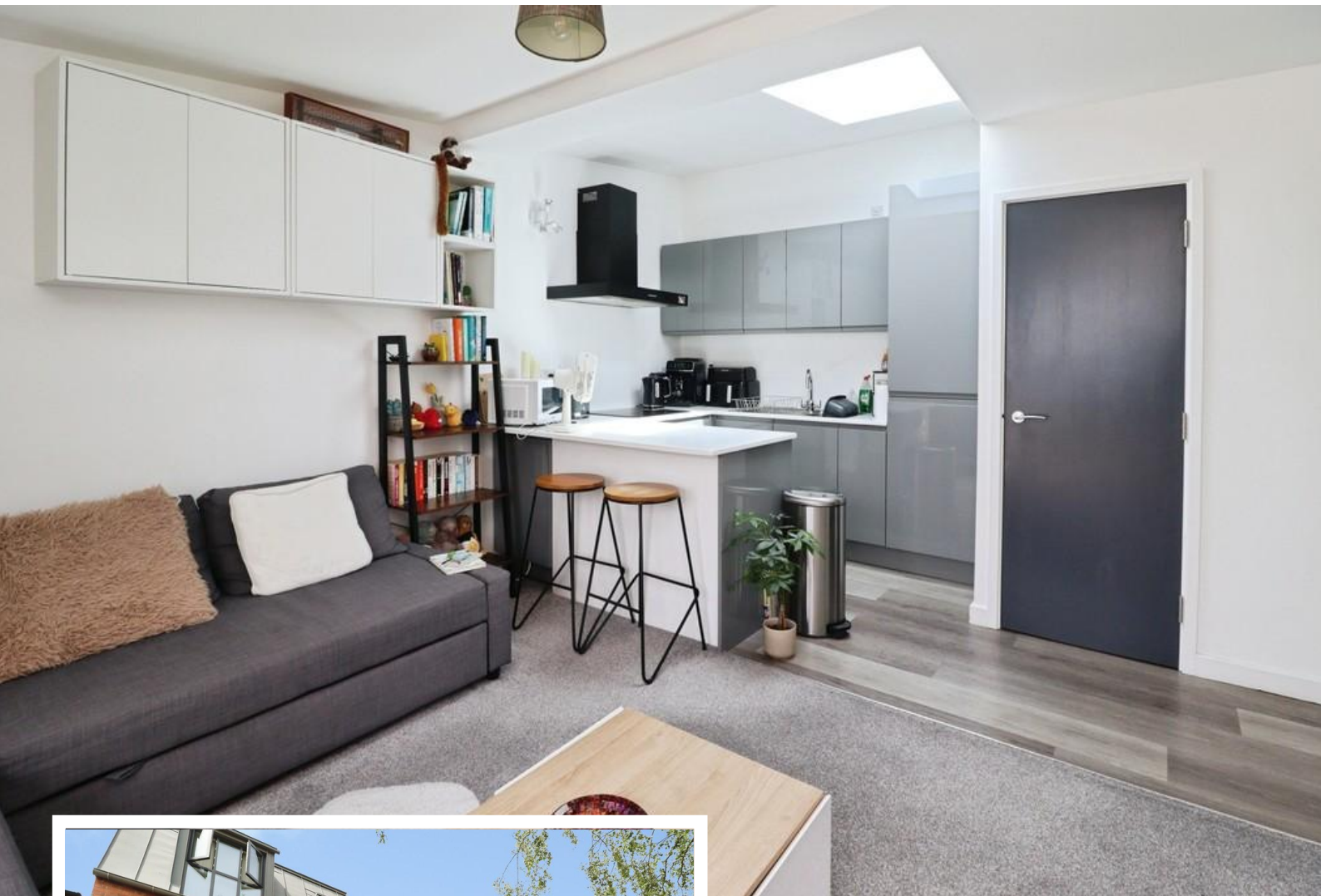
Book a Viewing!

£175,000

A superb luxury penthouse apartment, ideally positioned within a contemporary development in the heart of Lincoln City Centre. Accessed via a secure communal entrance, the apartment offers stylish and thoughtfully designed accommodation comprising an inviting Entrance Hall, an impressive Open Plan Living, Dining and Kitchen space fitted with integrated appliances and a striking picture window that fills the room with natural light. There is a generous double Bedroom and a beautifully appointed modern Shower Room. Residents also benefit from attractive communal gardens, an efficient heat recovery ventilation system and a video smart intercom for added convenience and security. Perfectly suited to professionals, first-time buyers or investors, this exceptional apartment combines modern living with a prime city centre location, and an internal viewing is highly recommended to fully appreciate its quality and setting.



Hungate, Lincoln, LN1 1ES



SERVICES

All mains services available. Electric heating.

EPC RATING – B.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

LEASEHOLD INFORMATION

Years Remaining on Lease - 993 years

Annual Service Charge Amount - £1,500.00

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 Lincoln Bishop University.

ACCOMMODATION

COMMUNAL ENTRANCE

With staircase to all floors.

ENTRANCE HALL

With intercom system and laminate flooring.

OPEN PLAN LIVING KITCHEN DINER

17' 3" x 13' 1" (5.27m x 4.00m) A superb open plan living space, thoughtfully designed for modern living. The contemporary kitchen is fitted with a stylish range of wall and base units complemented by quality work surfaces, incorporating a stainless steel sink with side drainer and mixer tap, integrated appliances include an electric oven and hob, fridge freezer and dishwasher, while a useful storage cupboard provides plumbing for a washing machine, electric radiator and the room is flooded with natural light from a large triple glazed picture window and skylight.



BEDROOM

10' 11" x 9' 11" (3.33m x 3.03m) With Velux window and electric radiator.



SHOWER ROOM

8' 6" x 3' 3" (2.6m x 1.0m) Fitted with a stylish three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit, storage cupboard, shaver point and laminate flooring.

COMMUNAL GARDENS

The property benefits from use of communal gardens to the rear.



WEBSITE

Our detailed website show 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 & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & 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, J Walter 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.

Coverings 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

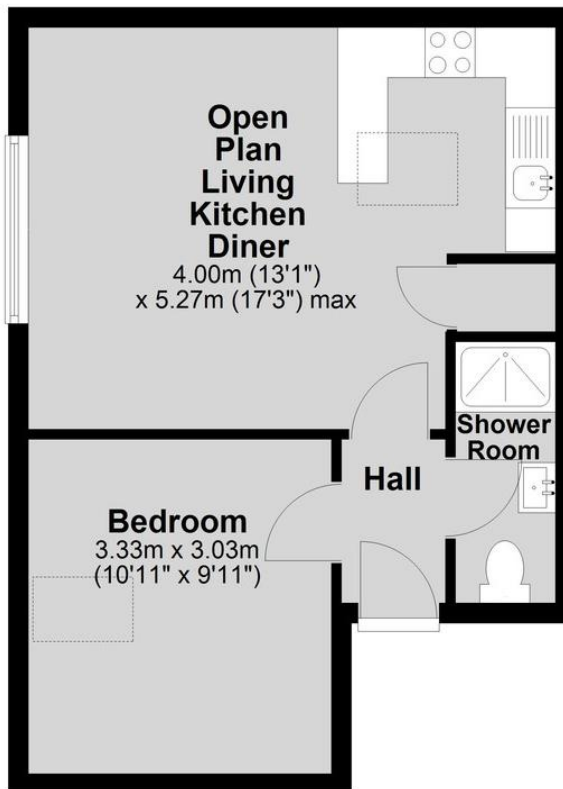
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The 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 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



Total area: approx. 35.4 sq. metres (381.1 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 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 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.



www.mundys.net