



## 2 Pigot Way

Lincoln, LN2 4FQ

**£96,500**

A one bed roomed duplex apartment situated in this modern development, just off Carlton Boulevard, to the north of the historic Cathedral and University City of Lincoln. The property has internal accommodation to comprise of Entrance Hallway, Shower Room, Bedroom and stairs to the Living Kitchen. Outside there is an allocated parking space. The property also benefits from an inclusive bill structure incorporated into a monthly maintenance charge, making this property an ideal opportunity for first time buyers. Viewing of the property is highly recommended.



## Pigot Way, Lincoln, LN2 4FQ

### SERVICES

All mains services available. Gas central heating.

### SERVICE CHARGE

Monthly Bill Charge of £168 per calendar month includes: Building insurance, boiler cover, water, gas, electric, window cleaner and 24/7 call out for plumbing/heating issues.

Service Charge of £120 per annum includes: General estate maintenance, greenery and bin storage etc.

Council Tax - Band A.

EPC RATING – C.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

### DIRECTIONS

Leaving Lincoln north along Outer Circle Road, turn right onto Carlton Boulevard and then right again onto Pigot Way where the property can be located.

### 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 College.

### ENTRANCE HALLWAY

With stairs to the living kitchen and doors to the shower room and bedroom.

### BEDROOM

8' 2" x 11' 1" (2.49m x 3.38m) , with two UPVC windows to the side aspect, under stairs storage cupboard and radiator.

### SHOWER ROOM

6' 1" x 4' 3" (1.86m x 1.32 m) , with suite to comprise of shower, WC and wash hand basin, radiator, utility cupboard and extractor fan.

### LIVING KITCHEN

14' 5" x 14' 4" (4.40m x 4.37m) , with UPVC window to the front aspect and double doors to the Juliet balcony.

### KITCHEN AREA

With a UPVC window to the side aspect, fitted with base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, integral oven, two ring electric hob with extraction above and spaces for a fridge and washing machine.

### OUTSIDE

There is an allocated parking space.

#### 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](http://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/SPECIALLY TRAINED VALUERS. Ring call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Move with Us and Sils and Betteridge who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

#### 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 550888 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 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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.

