



## 2 Pitcairn Avenue

Lincoln, LN2 4FT

**£95,000**

**NO ONWARD CHAIN** - A modern one bedroom Duplex Apartment situated in this popular development located just off Carlton Boulevard, to the North of the City of Lincoln and within a short walk to a range of shops and facilities on the Carlton Centre and also on Wragby Road, whilst also having easy access to Lincoln City Centre and Lincoln County Hospital. Internally the property has living accommodation to briefly comprise of Entrance Hallway, Shower Room, Bedroom and an Open Plan Living Kitchen Dining space to the First Floor. 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 a First Time Buyer or a Buy to Let Investor. Viewing of the property is recommended.



## Pitcairn Avenue, Lincoln, LN2 4FT

**SERVICES** - All mains services available. Gas central heating.

**EPC RATING** – C.

**VIEWINGS** - By prior appointment through Mundys.

**TENURE** - Leasehold.

### CHARGES

Ground Rent - currently £120.00 per annum - payable in January 2022.

Ongoing Service Charge of £2,000 per annum which includes energy bills. This is usually charged from July with a monthly Direct Debit.

### DIRECTIONS

Leave Lincoln North along Outer Circle Road and turn right on to Carlton Boulevard and then right on to Pigot Way and Pitcairn Avenue can be located on the right hand side.

### 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.

### ACCOMMODATION

#### ENTRANCE HALLWAY

With external door to side elevation and stairs to the First Floor.

#### BEDROOM

10' 9" x 7' 8" (3.28m x 2.34m) With two uPVC double glazed windows to front elevation, radiator and under stairs storage cupboard.

#### SHOWER ROOM

7' 2" x 6' 0" (2.18m x 1.83m) With suite to comprise of low level WC, wash hand basin and walk-in shower cubicle, radiator, vinyl flooring and storage cupboard incorporating a work surface with plumbing and space for a washing machine below.

#### FIRST FLOOR

#### OPEN PLAN LIVING KITCHEN DINING

14' 2" x 14' 1" (4.32m x 4.29m) With uPVC double glazed window and double doors leading to a Juliette balcony to the front elevation, spotlights to ceiling, radiator and vaulted ceiling. The Kitchen Area benefits from vinyl flooring, is fitted with a range of wall, base units and drawers with work surfaces over, integral oven and two ring electric hob, stainless steel sink and space for a fridge freezer.

#### 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/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

Move with Us and Sills and Bitteridge 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 Sills & Bitteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

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

Andrew Harrod Financial Services who will be able to offer a range of financial services products. Should you decide to instruct Andrew Harrod Financial Services we will receive 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 Home Buyer Reports, call 01522 550088 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

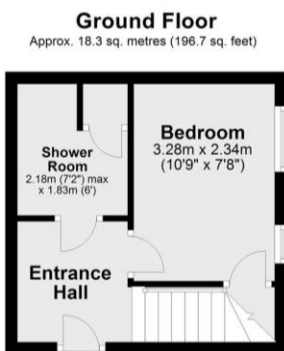
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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 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 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 in the case of tenanted properties 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.



Total area: approx. 36.8 sq. metres (396.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanIt.



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.

