



## Apartment 6, Canwick Villa, South Park

Lincoln, LN5 8ES

**£219,950**

Canwick Villa is a brand new development of 14 Apartments and situated within close proximity to Lincoln City Centre and the South Common. The Apartments benefit from communal parking, Communal Entrance Hall with lift and secure video entry system. Apartment 6 is a brand new two bedroomed First Floor Apartment with spacious living accommodation to briefly comprise of Entrance Hall, Open Plan Kitchen and Living Area, two Double Bedrooms, En-Suite to the Master Bedroom and Bathroom. The Apartment further benefits from gas central heating and double glazing. Viewing is highly recommended. The Apartment has the additional benefit of pleasant views towards the South Common.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**TENURE – Leasehold – 250 years from 2019.**

**SERVICE CHARGE – £999.91 per annum (January to December).**

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

**DIRECTIONS**

Head South out of Lincoln over Pelham Bridge and on to Canwick Road. At the traffic lights proceed straight across on to the B1188, turning right on to South Park where the development can be located on the right hand side.

**LOCATION**

Canwick Villa is located to the South of the Cathedral City of Lincoln, overlooking the South Common. This quiet City location is adjacent to the South Common and is only a short walk from Lincoln City Centre, train and bus stations. The Apartment benefits from good access to a full range of local amenities including shops, schools, super markets and leisure facilities.



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 HALL**

With main entrance door, radiator, Hikvision intercom system and walk-in storage area with alarm controls.

#### **OPEN PLAN KITCHEN AND LIVING AREA**

25' 3" x 10' 9" (7.7m x 3.28m)

**Kitchen Area** - Fitted with a range of wall, base units and drawers with work surfaces over, breakfast bar, integral AEG appliances to include fridge freezer, oven, hob, extractor hood, dishwasher and washer dryer, cupboard housing the Vaillant gas fired central heating boiler, 1 1/2 bowl sink unit and drainer and uPVC window to the side elevation.

**Living Area** - with uPVC double glazed window to front elevation enjoying views towards the South Common, TV, Satellite and telephone points and radiator.

#### **BEDROOM 1**

16' 10" x 15' 4" (5.13m x 4.67m) With uPVC double glazed bay window to front elevation enjoying views towards the South Common and further uPVC window to front elevation, TV, satellite and telephone points, fitted wardrobes with sliding doors and radiator.

#### **EN-SUITE**

With suite to comprise of large fitted shower cubicle, WC and washbasin in vanity unit, part tiled surround, shaver point, extractor fan, towel radiator and spotlights to ceiling.

#### **BEDROOM 2**

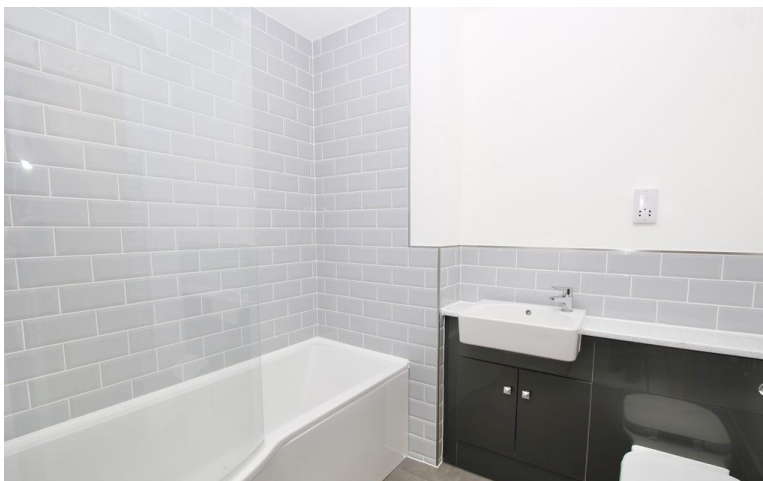
10' 9" x 9' 6" (3.28m x 2.9m) With uPVC double glazed window to side elevation and radiator.

#### **BATHROOM**

With suite to comprise of bath with shower over, WC and washbasin in vanity unit, part tiled surround, shaver point, extractor fan, towel radiator and spotlights to ceiling.

#### **OUTSIDE**

There is an allocated parking space.







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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.

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**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 roughly checked.

**GENERAL**

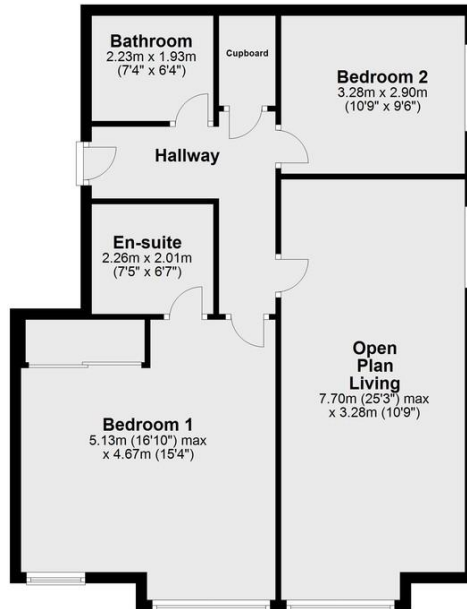
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**Apartment**

Approx. 77.2 sq. metres (830.7 sq. feet)



Total area: approx. 77.2 sq. metres (830.7 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 PlanUp.

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