



Apartment 2, Canwick Villa, South Park

Lincoln, LN5 8ES

£199,000

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 2 is a brand new two bedroomed Ground 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.



South Park, Lincoln, LN5 8ES



SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

TENURE – Leasehold – 250 years from 2019.

SERVICE CHARGE - £781.91 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, inset spotlights to ceiling and uPVC window to the side elevation.

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

BEDROOM 1

16' 10" x 10' 3" (5.13m x 3.12m) With uPVC double glazed window to front elevation enjoying views towards the South Common, 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.

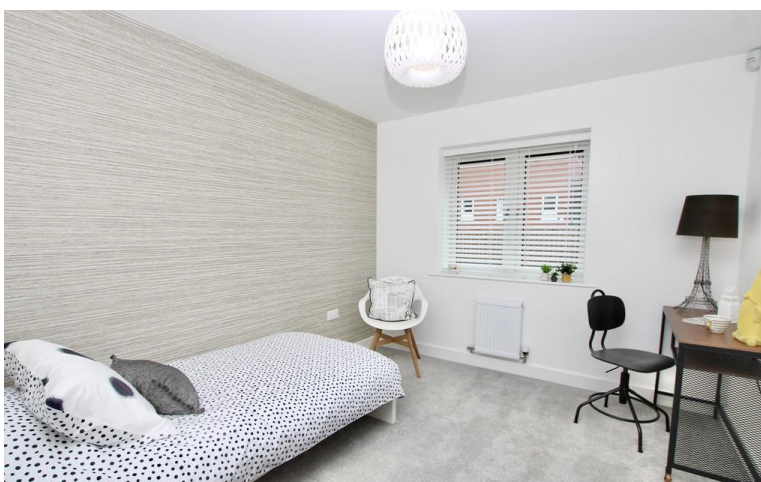


BATHROOM

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.





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

Move with Us and Silb & 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 Silb & 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 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

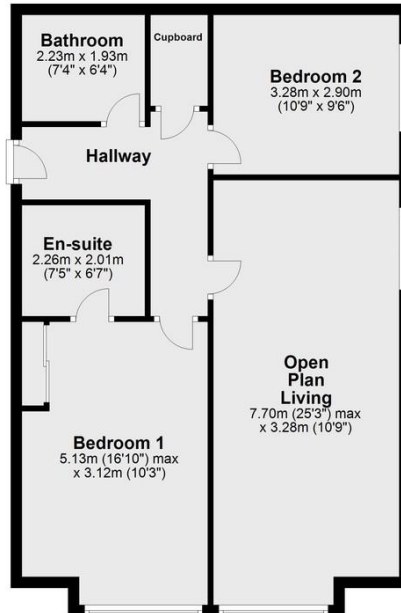
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Apartment

Approx. 69.9 sq. metres (752.1 sq. feet)



Total area: approx. 69.9 sq. metres (752.1 sq. feet)

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

Mundy's Estate Agents
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
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 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.

