



Apartment 4, Canwick Villa, South Park

Lincoln, LN5 8ES

£185,000

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 4 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.





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, built-in storage area housing the alarm controls, radiator and Hikvision intercom system.

OPEN PLAN KITCHEN AND LIVING AREA

28' 3" x 12' 8" (8.61m x 3.86m)

Kitchen Area - Fitted with a range of wall, base units and drawers with work surfaces over, 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, breakfast bar and uPVC window to the side elevation.

Living Area - with uPVC double glazed window to rear elevation, inset spotlights to ceiling, TV, Satellite and telephone points and radiator.

BEDROOM 1

16' 0" x 9' 5" (4.88m x 2.87m) With uPVC double glazed window to side 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

13' 7" x 9' 4" (4.14m x 2.84m) With uPVC double glazed window to rear 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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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.

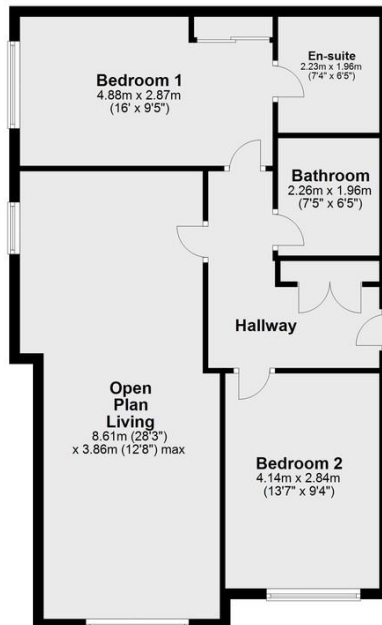
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Apartment

Approx. 75.5 sq. metres (812.5 sq. feet)



Total area: approx. 75.5 sq. metres (812.5 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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