



10 St. Michaels Terrace

Lincoln, LN1 3BZ

£230,000

No Onward Chain! An impressive first floor apartment located within the sought after Uphill area of Lincoln and being within close proximity to the Bailgate and Cathedral Quarter. The internal accommodation briefly comprises of Entrance and stairs leading to the first floor, Lounge Diner, Kitchen, Inner Hallway, two Bedrooms and Bathroom. Outside there is an allocated parking space and garage. The property further benefits from impressive views across Lincoln. Viewing of the property is highly recommended.





SERVICES

All mains services available. Gas central heating.

The vendor has advised us that there is a £450 annual service/maintenance charge (all figures should be checked with your solicitor prior to exchange of contracts).

EPC RATING – D.

TENURE - Leasehold. 999 years lease (Expires on 21/3/2988).

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

From the rear of our office on Clasketgate proceed along taking you onto West Parade. Continue along turning right onto Motherby Lane and then left onto Hungate. Proceed up Hungate turning right onto Michaelgate and St. Michaels Terrace can be located on the left hand side. Pedestrian access via Hungate and Michaelgate which leads to St. Michaels Terrace.



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. The property is within close proximity and walking distance to the Bailgate and Cathedral Quarter of Lincoln, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.

ACCOMMODATION

ENTRANCE HALL

With main entrance door, stairs to the first floor accommodation and built-in storage cupboard.

LOUNGE DINER

15' 10" x 15' 10" (4.83m x 4.83m) , with three UPVC windows to the front elevation with impressive views across Lincoln, coving to ceiling, double radiator, TV point and fireplace.

KITCHEN

11' 7" x 6' 11" (3.53m x 2.11m) , fitted with a range of wall, base units and drawers with work surfaces over, fitted oven and hob, extractor hood, part tiled surround, double radiator, plumbing for washing machine, Worcester combination gas central heating boiler and UPVC windows to the side and front elevations.

INNER HALLWAY

With single radiator.

BEDROOM 1

11' 10" x 10' 2" (3.61m x 3.1m) , with two UPVC windows to the rear elevation and radiator.

BEDROOM 2

15' 2" x 9' 3" (4.62m x 2.82m) , with UPVC window to the rear elevation, radiator, access to the roof void and airing cupboard with single radiator.

BATHROOM

With suite to comprise of bath with shower over, WC and wash hand basin, tiled floor, part tiled surround, extractor fan, double radiator and UPVC window to the side elevation.

OUTSIDE

There is an outside meter cupboard and bin storage area. There is an allocated blocked paved parking space and a garage.

GARAGE

With electric door, power and lighting.





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 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.

Go to 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

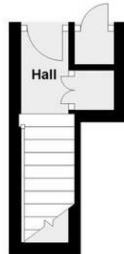
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever 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 your self 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. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Upper Ground Floor

Approx. 3.7 sq. metres (39.8 sq. feet)



Second Floor

Approx. 66.7 sq. metres (717.5 sq. feet)



Total area: approx. 70.4 sq. metres (757.3 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.

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 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.

