



## Flat 5, Ferguson House

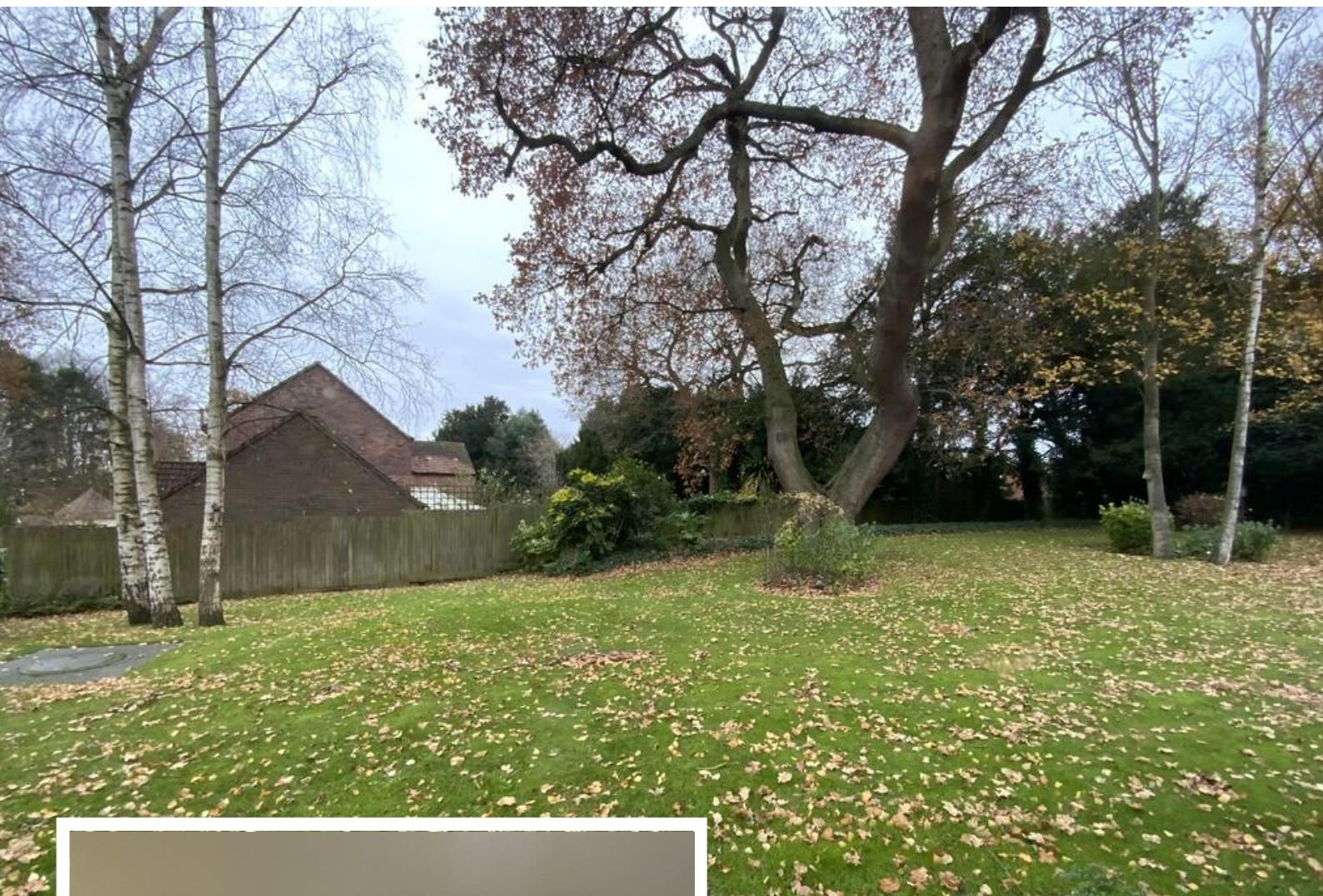
Skellingthorpe Road, Lincoln, LN6 0TH

**£125,000**

This is a well presented ground floor two bedroom retirement apartment for the over 55's. Ferguson House is situated in a popular position, close to Hartsholme Country Park and within close proximity to the City Centre. The apartment offers internal accommodation briefly comprising Communal Entrance with Intercom, Communal Kitchenette and Lounge, Inner Hallway, Kitchen, Lounge with double doors leading out to the communal gardens, two Bedrooms and Wet Room.



## Ferguson House, Skellingthorpe Road, Lincoln, LN6 0TH



### **SERVICES**

Mains water, drainage and electric. Electric heating.

**SERVICE CHARGES** - to be confirmed.

**EPC RATING** – D.

**TENURE** – Leasehold.

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

### **DIRECTIONS**

Heading out of Lincoln along Tritton Road and turn right onto Skellingthorpe Road. Continue along Skellingthorpe Road and go past Hartsholme Country Park. Turn left on Stones Lane where Ferguson House can be identified on the left hand side.

### **LOCATION**

Ferguson House is particularly well located close to Hartsholme Country Park where leisurely walks can be enjoyed. Local amenities including schools, shops, post office and library are all close by. There is a regular bus service and good road access to the City Centre.



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.

#### **COMMUNAL HALLWAY**

With lift and stairs to First Floor.

#### **INNER HALLWAY FOR APARTMENT**

With fitted cupboard and doors to the Kitchen, Lounge, two Bedrooms and Wet Room.



#### **KITCHEN**

11' 2" x 6' 5" (3.42m x 1.96m) With door to the Inner Hallway, double glass panelled doors to the Lounge, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, stainless steel sink, integral oven and four ring electric hob with extractor fan over, spaces for an automatic washing machine, fridge and freezer and electric heater.

#### **LOUNGE**

15' 10" x 11' 3" (4.85m x 3.44m) With double glazed wooden windows and doors leading to the communal gardens and electric heater.



#### **WET ROOM**

6' 3" x 8' 2" (1.91m x 2.49m) With suite to comprise of wet room shower, WC and wash hand basin, partly tiled walls and electric chrome towel radiator.

#### **BEDROOM 1**

9' 8" x 14' 1" (2.97m x 4.30m) With double glazed window, electric heater and intercom system.

#### **BEDROOM 2**

7' 10" x 10' 10" (2.39m x 3.32m) With double glazed window and electric heater.



#### **OUTSIDE**

There is parking for vehicles and attractive, well maintained communal woodland gardens.



#### WEBSITE

Our detailed web site 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 - WHO WE MAY REFER YOU TO

Solicitors & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them then we will receive a referral fee of up to £125.

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 £10 commission to the individual member of staff who generated the appointment.

#### BUYING YOUR HOME

An independent Survey may be of interest 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 roughly 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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