

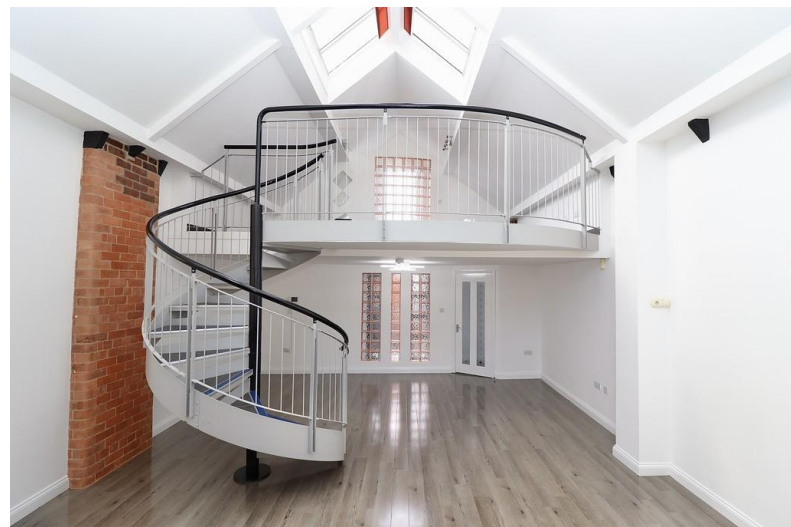


Apartment 7 Mill View Court, Vernon Street

Lincoln, LN5 7PQ

£220,000

A stunning individual duplex apartment situated in this City Centre location, within a short walk to a range of local shops and facilities along the High Street and Lincoln University. Internally the property boasts many of its original features before the property conversion and features a fantastic modern Open Plan Living with large skylights and windows and a spiral staircase leading to a mezzanine level above. The property has been recently modernised by the current owners and offers immaculate living accommodation briefly comprising of Entrance Hallway with storage cupboard and airing cupboard, Open Plan Living with opening to a Kitchen, Inner Hallway, Bedroom 2 and a Shower Room. To the First Floor there is a good sized Bedroom with WC and a door to a Balcony. The property benefits from underfloor heating throughout and is accessed through a secure private gate with intercom video system. Viewing of the property is essential to appreciate the standard of accommodation on offer.



Mill View Court, Vernon Street, Lincoln, LN5 7PQ



SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B

LOCAL AUTHORITY - Lincoln City Council

TENURE - LEASEHOLD

Length of Lease - 999 years

Years Remaining on Lease - 982 years

Annual Service Charge Amount - £43.33pcm (which covers building insurance, window cleaning and general upkeep of communal areas)

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

VIEWINGS - By prior appointment through Mundys.

NOTE

There is now Permit Parking on the street for a charge of £26 per year.



DIRECTIONS

Leaving Lincoln City Centre along south along Lincoln High Street and turn right onto Vernon Street where the property can be located on the right hand side.

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 and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

ACCOMMODATION

ENTRANCE HALL

With external door and window to the front elevation, storage cupboard and airing cupboard housing the gas fired central heating boiler.

OPEN PLAN LIVING

26' 4" x 18' 0" (8.03m x 5.49m) , with high gloss laminate flooring, underfloor heating, spiral staircase, intercom system and wall lighting.

KITCHEN

18' 4" x 6' 8" (5.59m x 2.03m) , with tiled flooring, underfloor heating, fitted with a range of wall, base units and drawers with work surfaces, integral oven, four ring gas hob with extractor fan over, 1 1/2 bowl stainless steel sink unit and drainer, space for fridge and plumbing for washing machine.

INNER HALLWAY

With tiled flooring, underfloor heating and access to roof void.

BEDROOM 2

12' 7" x 8' 7" (3.84m x 2.62m) , with double glazed window to the rear elevation and under floor heating.

SHOWER ROOM

8' 5" x 6' 5" (2.57m x 1.96m) , with Velux window, tiled flooring, underfloor heating, fully tiled walls and suite to comprise of low level WC, wash hand basin and walk-in shower, heated towel rail and extractor fan.

FIRST FLOOR

BEDROOM 1

17' 1" x 16' 4" (5.21m x 4.98m) , with tiled flooring, underfloor heating, skylight and wall lighting.

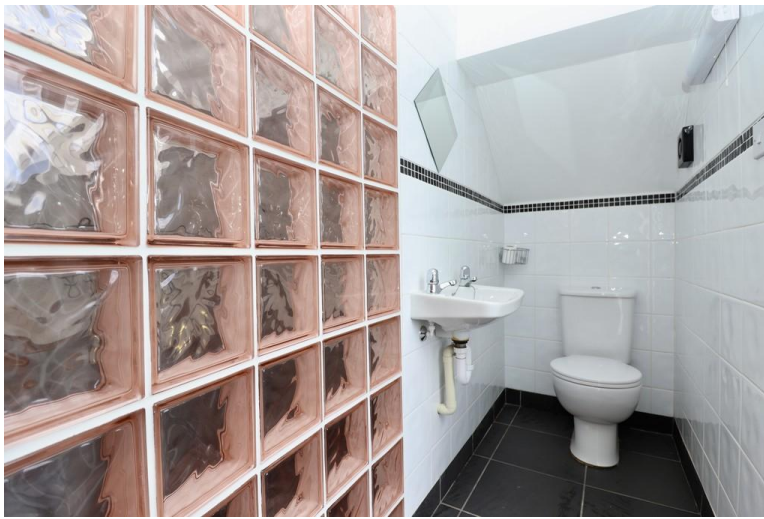
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8' 5" x 2' 11" (2.57m x 0.89m) , with tiled flooring, underfloor heating, low level WC, wash hand basin, partly tiled walls, extractor fan and access to the Balcony.

OUTSIDE

The property is accessed via a secure gate with intercom system leading to a staircase to the communal areas and access to the entrance hallway. There is also a balcony accessed from Bedroom 1.





WEBSITE

Our detailed website 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

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

Sills & 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 then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 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 are 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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Total area: approx. 103.7 sq. metres (1115.7 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 PlanIt.

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 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.

