



10 Riverside Lawns

Peel Street, Lincoln, LN5 8GA

£125,000

NO ONWARD CHAIN - A two bed roomed, second floor, modern apartment situated to the South of Lincoln, just off Peel Street and having easy access to Lincoln City Centre and a wide variety of shops and amenities along the High Street. The apartments are accessed via secure electric gates and there is an allocated parking space. Internally, the property offers living accommodation to comprise of Hallway, Open Plan Lounge Diner with double doors leading to the Kitchen and external doors leading to the Balcony with riverside views, two Bedrooms and a modern Bathroom. Viewing is highly recommended and is ideally suited to a First Time Buyer or Investor.



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SERVICES

Mains electricity, water and drainage. Electric night storage heating.

TENURE - Leasehold.

LEASEHOLD INFORMATION

Length of Lease - Starting on 1st January 2000 with a term of 125 years.

Years Remaining on Lease - 102 years.

Annual Ground Rent - £10 per annum.

Ground Rent Reviewed - Annually.

Annual Service Charge Amount - Approx £1,200 per annum.

Service Charge Reviewed - Annually

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

EPC RATING - to follow.

COUNCIL TAX BAND - B



LOCAL AUTHORITY - Lincoln City Council

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head South out of Lincoln along the High Street and turn right on to Peel Street. Proceed along and Riverside Lawns can be located at the end of Peel Street 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

HALLWAY

With entrance door to the Communal Hallway, laminate flooring, intercom system, access to roof void and night storage heater.

LOUNGE

14' 11" x 13' 7" (4.55m x 4.14m) With uPVC double glazed double doors leading to the balcony with riverside views, laminate flooring and night storage heater.

KITCHEN

9' 10" x 7' 2" (3m x 2.18m) With uPVC double glazed window, laminate flooring, fitted with a range of wall, base units and drawers with work surfaces over and tiled splash-backs, 1 ½ bowl stainless steel sink unit and drainer with mixer tap, integral oven and four ring electric hob with extractor fan over, plumbing and space for a washing machine and spaces for a tumble dryer and fridge freezer.

BEDROOM 1

13' 6" x 9' 9" (4.11m x 2.97m) With uPVC double glazed window, fitted wardrobes, laminate flooring and night storage heater.

BEDROOM 2

13' 6" x 7' 9" (4.11m x 2.36m) With uPVC double glazed window and night storage heater.

BATHROOM

8' 5" x 6' 5" (2.57m x 1.96m) With vinyl flooring, suite to comprise of low level WC, wash hand basin with tiled splash-back and mixer tap, bath with tiled surround and electric shower over, night storage heater, spotlights to ceiling, extractor fan and airing cupboard housing the hot water cylinder.

OUTSIDE

The property is accessed via secure electric gates which, in turn, lead to an allocated parking space and gives access to the apartments.





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, Ringrose Law LLP, Burton and Co, Bridge McFarland 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 we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby 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

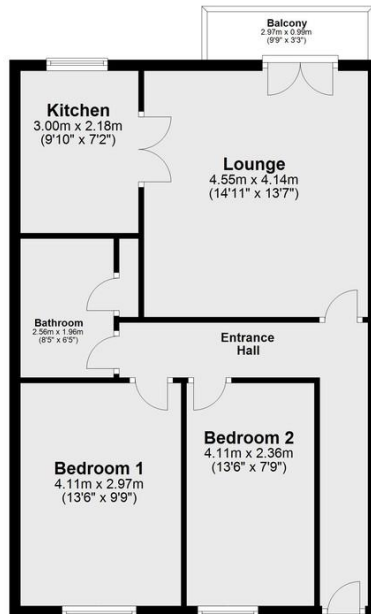
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
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Ground Floor

Approx. 64.0 sq. metres (689.2 sq. feet)



Total area: approx. 64.0 sq. metres (689.2 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.

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