



159 Angelica Road

Lincoln, LN1 1BE

£165,000

A two bedroomed, third floor apartment situated in this popular residential development of Angelica Road, just off Carholme Road, to the west of the historic Cathedral and University City of Lincoln. The property benefits from a communal Entrance with a lifts, UPVC double glazing and gas central heating. The internal accommodation briefly comprises of Inner Hallway, Open Plan Living Kitchen, Two Bedrooms and Family Bathroom. Outside there is an allocated parking space and a balcony overlooking the canal. The property is situated in a pleasant position with access to the city centre via a short walk along the canal.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

TENURE - Leasehold.

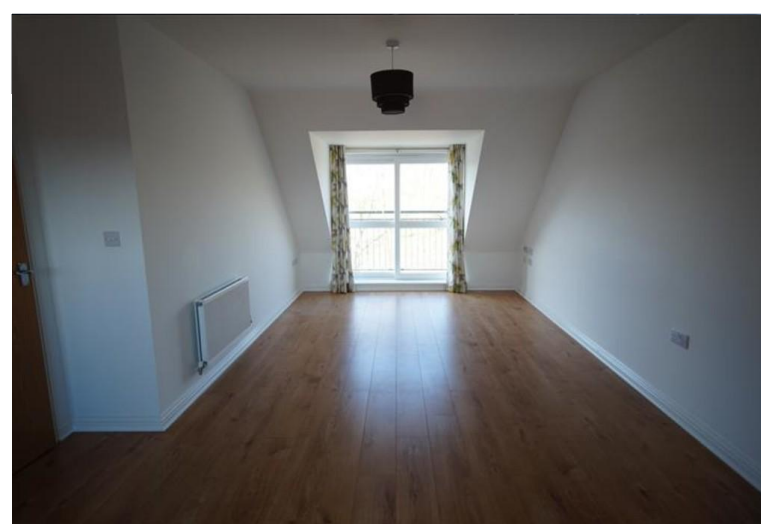
VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

From the rear of our offices on Silver Street, proceed along West Parade, turn left onto Yarborough Road and proceed along turning right onto Carholme Road. Continue along Carholme Road before turning left onto Angelica Road, where the apartment can be located.

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 College.





ACCOMMODATION

COMMUNAL ENTRANCE

With UPVC door and windows to the front aspect, postboxes and stairs and lifts to all floors.

INNER HALLWAY

With wooden flooring, radiator, storage cupboard and doors to the kitchen living room, bathroom and two bedrooms.

LIVING KITCHEN

14' 9" x 23' 3" (4.51m x 7.10m) , with UPVC window to the front aspect, UPVC doors to the balcony, wooden flooring, fitted with a range of base units and drawers with work surfaces over, integral oven, four ring hob with extraction above, spaces for automatic washing machine and fridge freezer, wall mounted gas central heating boiler and radiator.

BEDROOM 1

8' 10" x 12' 5" (2.71m x 3.79m) , with UPVC window to the front aspect, radiator and wooden flooring.

BEDROOM 2

6' 6" x 12' 2" (1.99m x 3.71m) , with UPVC window to the front aspect, fitted cupboard, radiator and wooden flooring.



FAMILY BATHROOM

7' 0" x 6' 10" (2.15m x 2.09m) , with suite to comprise of bath with shower over, WC and wash hand basin, radiator, partly tiled walls and tiled flooring,



OUTSIDE

There is an allocated parking space.

NOTE - Photos were taken prior to start of the tenancy.





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 Go to 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. 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.
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.

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FLOORPLAN TO FOLLOW

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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.

