



1 Grantavon House

Brayford Wharf East, Lincoln, LN5 7WA

£85,000

This is a One Bedroom Ground Floor City Centre Apartment positioned in this prime position, adjacent to the Brayford Marina. The property is situated on the ground floor of the development and offers internal accommodation to comprise of; Shared Communal Entrance Hallway leading to an Inner Hallway, Bathroom, Bedroom, Lounge Diner and Kitchen. The property is being sold with NO CHAIN, it has electric storage heaters, uPVC double glazing and is ideally suited to a First Time Buyer or Rental Investment Purposes.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE – Leasehold. Expiry of Lease 01.12.2998.

SERVICE CHARGE - £164.08 PCM (as at Oct 2020).

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

The property is on Brayford Wharf, opposite the Marina.

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.





SHARED ENTRANCE

With intercom system.

INNER HALLWAY

With door to the Shared Entrance, Bathroom, Lounge Diner, airing cupboard housing hot water tank and shelving.

FAMILY BATHROOM

5' 6" x 5' 11" (1.69m x 1.82m) With suite to comprise; bath with shower attachment, WC, wash hand basin, electric heater and partly-tiled walls.

BEDROOM

11' 1" x 10' 8" (3.40m x 3.26m) With uPVC window to the front and side aspects and electric heater.

LOUNGE DINER

13' 0" x 12' 11" (3.97m x 3.96m) With uPVC windows to the front, electric heater and leading into the Kitchen.

KITCHEN

8' 2" x 6' 9" (2.51m x 2.07m) Fitted with a range of base units and drawers with work surfaces over, stainless steel sink and drainer with mixer tap above, integral oven and four ring electric hob with extraction above, space for a fridge and washer, wall mounted cupboards with complementary tiling below.



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

Move with Us and Sils and Better Edge 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 & Better Edge 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

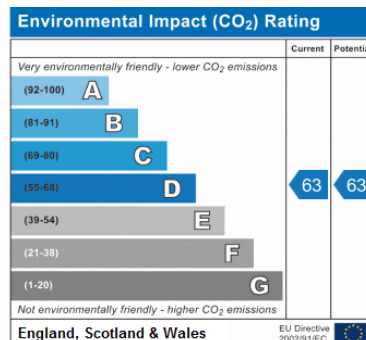
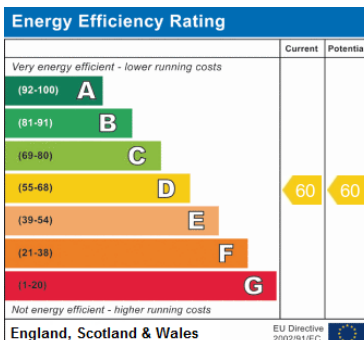
- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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:

- 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.
- 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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Ground Floor



Floorplan for illustrative purposes only

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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 and 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.

