



10 Museum Court

Lincoln, LN2 1JB

£250,000

A modern Top Floor Executive Apartment situated in this City Centre location, with a range of local shops and facilities on its doorstep and within a short walk to Lincoln Train Station and the Bailgate area with Cathedral Quarter. This spacious apartment features vaulted ceilings with skylights and a high specification finish throughout. The property also features a mezzanine level with windows overlooking Lincoln Cathedral. The accommodation comprises of; Entrance Hallway leading to a large Open-Plan Lounge Diner, Breakfast Kitchen with a range of Neff integral appliances, Two Bedrooms, one with En-Suite Shower Room, whilst giving access to the mezzanine level and a Bathroom. The apartment also benefits from secure and gated allocated parking. Viewing of the property is essential to appreciate the accommodation offer.





SERVICES

All mains services available. Gas central heating.

Service charge £1379.22 per annum.

EPC RATING – D.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

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

ENTRANCE HALL

With solid wood flooring, electric radiator, double glazed window, airing cupboard housing hot water cylinder and doors leading to Two Bedrooms, Bathroom, Breakfast Kitchen and Lounge Diner.

BREAKFAST KITCHEN

10' 6" x 9' 6" narrowing to 8' 2" x 6' 7" (3.2m x 2.9m) With double glazed door with Juliette Balcony, solid wood flooring and fitted with a range of wall, drawer and base units with work surfaces over and a range of Neff integral appliances including oven, four ring ceramic hob with extractor fan over, integral washer dryer, integral dishwasher and integral fridge freezer. There is also an electric radiator and skylight.

LOUNGE DINER

23' 1" x 11' 3" (7.04m x 3.43m) With double glazed window and two double glazed doors with Juliette Balconies, skylight, solid wood flooring and electric radiator.

BEDROOM 1

10' 3" x 9' 5" (3.12m x 2.87m) With double glazed door with Juliette Balcony, electric radiator, door to En-Suite Shower Room and stairs to mezzanine level/study.

EN-SUITE SHOWER ROOM

With tiled floor, partly-tiled walls and suite to comprise of low-level WC, wash hand basin, walk-in shower cubicle, heated towel rail, spotlighting and extractor fan.

MEZZAINE LEVEL / STUDY

10' 4" x 9' 5" (3.15m x 2.87m) With two Velux windows with views towards Lincoln Cathedral, spotlighting and electric radiator.

BEDROOM 2

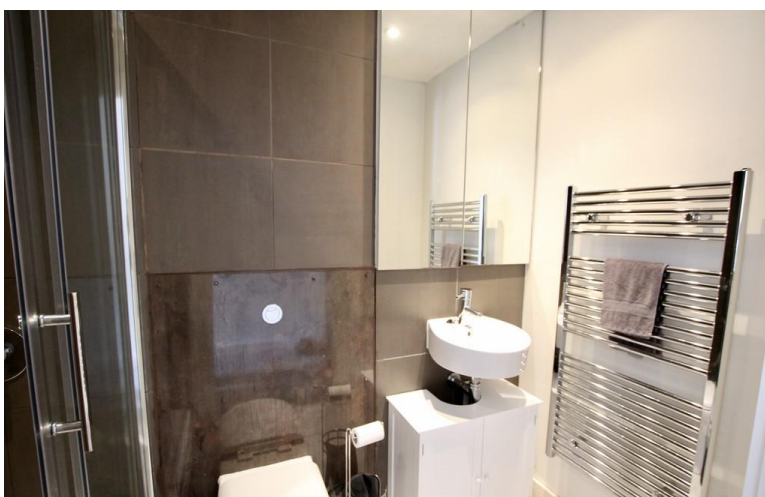
10' 3" x 9' 4" (3.12m x 2.84m) With double glazed door with Juliette Balcony and electric radiator.

BATHROOM

7' 6" x 4' 5" (2.29m x 1.35m) With tiled flooring, partly-tiled walls and suite to comprise of; low-level WC, wash hand basin, bath, heated towel rail, spotlighting and extractor fan.

OUTSIDE

There is an allocated parking space.





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.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto 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

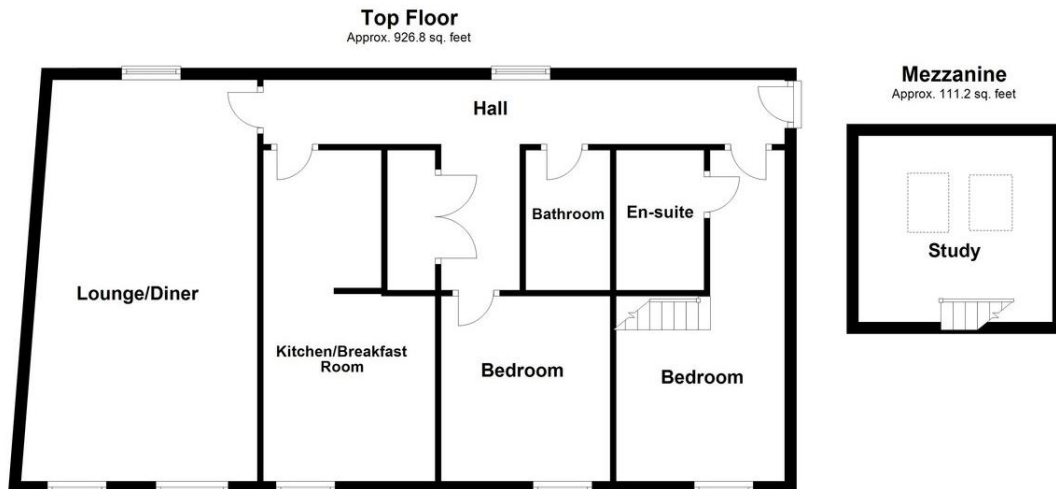
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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Total area: approx. 1038.1 sq. feet

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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 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.

