



## 111 Cannon Street

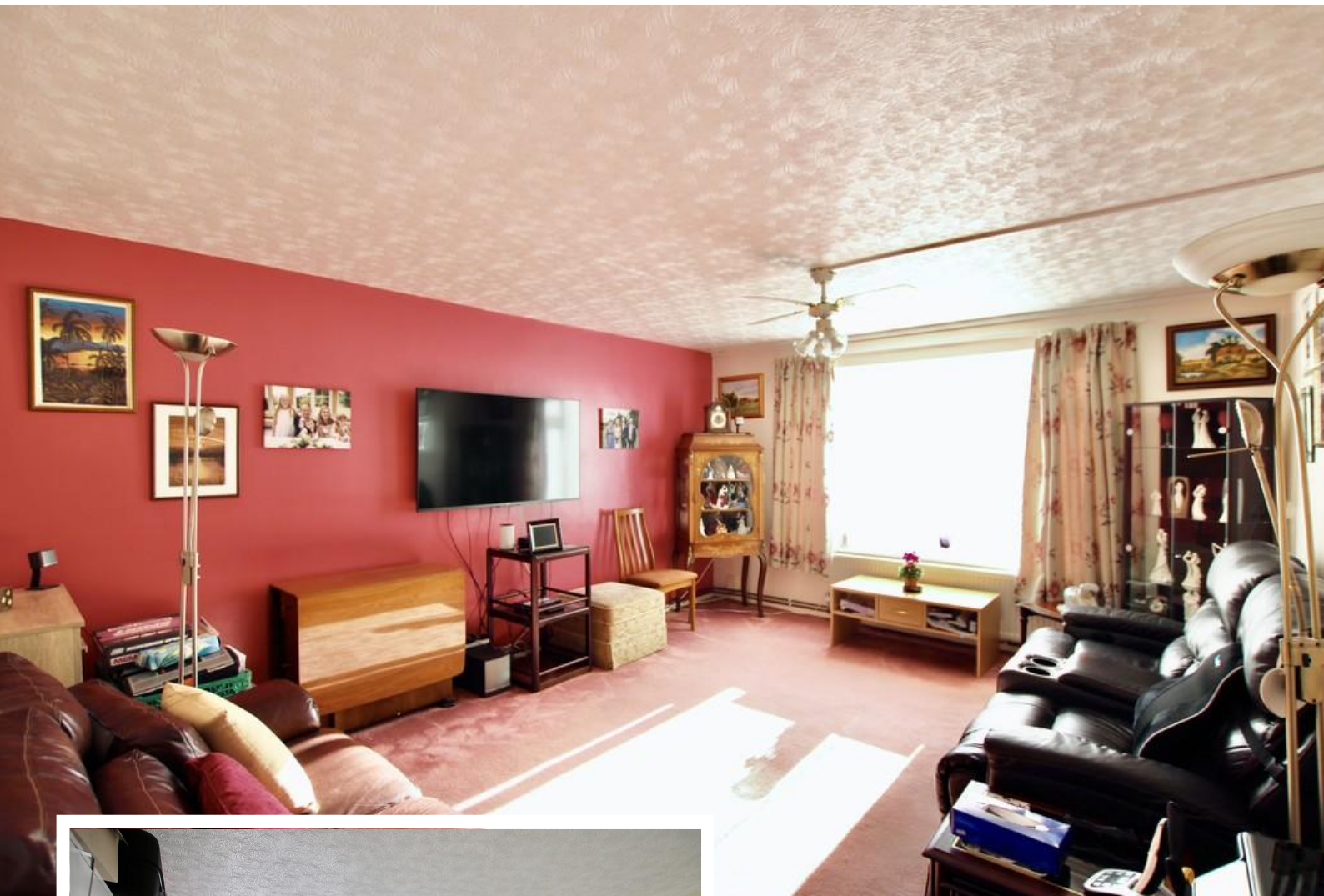
Lincoln, LN2 5EF

**£105,000**

A deceptively large three bedroom ground floor flat situated just off Monks Road, to the east of the historic Cathedral and University City of Lincoln and within walking distance to the City Centre. The property has a Private Entrance with two sheds to the front leading into a Hallway which gives access to a good sized Lounge, Breakfast Kitchen, three Bedrooms, Bathroom, WC and Store Area. Outside there is communal parking. Viewing of the property is recommended.







**SERVICES**

All mains services available. Gas central heating.

Ground Rent - £10 per annum

Repair & Maintenance Charge - £63 per annum

Buildings Insurance - £116.46 per annum

Management Fee - £17.95 per annum

**EPC RATING – C.**

**TENURE - Leasehold.**

**VIEWINGS -** By prior appointment through Mundys.

**DIRECTIONS**

Heading out of Lincoln on Monks Road, turn right onto Baggholme Road, left onto Winn Street and the apartment 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 College.





## ACCOMMODATION

### ENTRANCE HALL

With UPVC double glazed external door to the front elevation, radiator, two storage cupboards, storage area and doors to three bedrooms, lounge, breakfast kitchen, bathroom and WC.

### LOUNGE

16' 1" x 12' 8" (4.9m x 3.86m) , with UPVC double glazed window and radiator.

### BREAKFAST KITCHEN

14' 0" x 9' 8" (4.27m x 2.95m) , with UPVC double glazed window, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, porcelain sink unit and drainer with mixer tap, integral oven, four ring gas hob, space for microwave, plumbing and space for washing machine and gas fired central heating boiler.

### BEDROOM 1

12' 4" x 10' 0" (3.76m x 3.05m) , with UPVC double glazed window, built-in wardrobe and radiator.

### BEDROOM 2

12' 6" x 8' 8" (3.81m x 2.64m) , with UPVC double glazed window and radiator.

### BEDROOM 3

10' 1" x 7' 0" (3.07m x 2.13m) , with UPVC double glazed window and radiator.

### WC

With UPVC double glazed window, low level WC, vinyl flooring and partly tiled walls.

### BATHROOM

With vinyl flooring, fully tiled walls, bath with electric shower over and wash hand basin, heated towel rail and extractor fan.

### OUTSIDE

There is a private entrance with two outbuildings and communal parking area.



#### WEBSITE

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#### 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

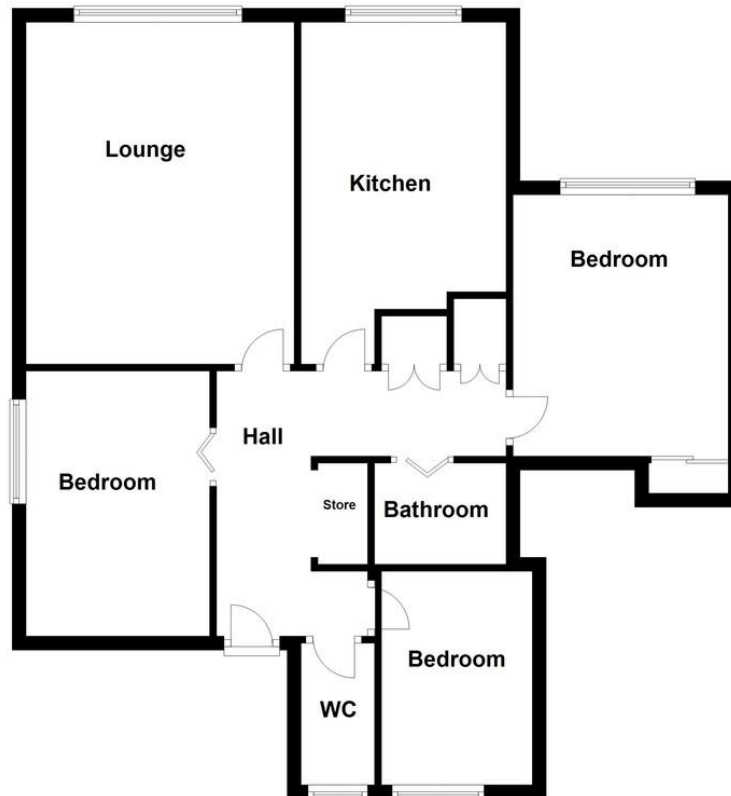
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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### Ground Floor Flat

Approx. 867.8 sq. feet



Total area: approx. 867.8 sq. feet

29 – 30 Silver Street  
Lincoln  
LN2 1AS

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