



## 93 Angelica Road

Lincoln, LN1 1BE

**£144,500**

This is a two bedroom ground floor modern apartment situated in this popular development off Carholme Road. The property has internal living accommodation to briefly comprise of a Shared Communal Entrance, Inner Hallway, two Bedrooms, Family Bathroom and Open Plan Living/Kitchen/Dining with a balcony overlooking the Fosdyke Canal and easy pedestrian access to the City Centre. The property is currently tenanted and could be sold as an ongoing investment or with vacant possession.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B**

**COUNCIL TAX BAND – B**

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Leasehold.

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

**LEASEHOLD INFORMATION**

Annual Ground Rent - £125 per annum

Ground Rent Reviewed - TBC

Annual Service Charge Amount - £750 per annum

Service Charge Reviewed - TBC

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



## 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

### SHARED ENTRANCE

With communal door to the front elevation.

### INNER HALLWAY

With door and intercom to the Entrance, radiator and doors to two Bedrooms, Bathroom and the Open Plan Living/Kitchen/Dining Area.

### BEDROOM 1

8' 9" x 12' 1" (2.68m x 3.70m), with uPVC window to the front elevation, radiator and built-in wardrobe.

### BEDROOM 2

6' 5" x 12' 2" (1.96m x 3.71m), with uPVC window to front elevation and radiator.

### BATHROOM

6' 2" x 6' 8" (1.90m x 2.04m), with tiled flooring, partly tiled walls, suite to comprise of bath with shower over, WC and wash hand basin and radiator.

### OPEN PLAN LIVING KITCHEN AND DINING AREA

14' 2" x 23' 3" (4.32m x 7.11m), with uPVC window and door to the Balcony with views over the Fossdyke Canal. The Kitchen is fitted with a range of modern base units with drawers and work surfaces over, sink unit and drainer with mixer tap, integral oven and four ring gas hob with extractor fan over, wall-mounted cupboards, spaces for a fridge and automatic washing machine and radiator.

### OUTSIDE

There is an allocated parking space.





**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](http://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**

SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray 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 then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**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**

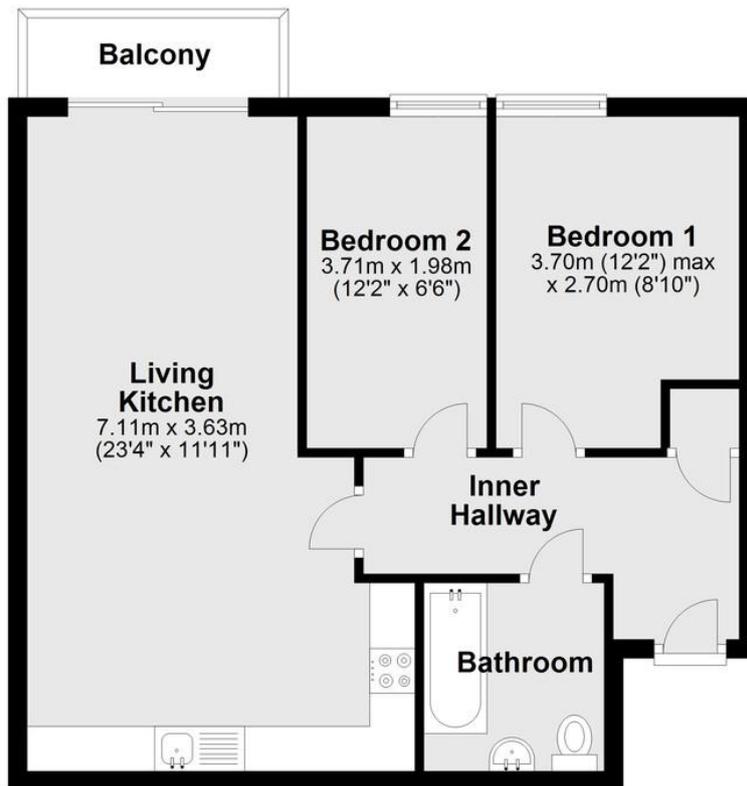
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 as not verified.

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**Ground Floor**

Approx. 55.1 sq. metres (593.2 sq. feet)



Total area: approx. 55.1 sq. metres (593.2 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
Lincoln  
LN2 1AS

**22 Queen Street**  
Market Rasen  
LN8 3EH

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.

