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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 28<sup>th</sup> October 2024



**19 MARINE POINT APARTMENTS, MARINE APPROACH,  
BURTON WATERS, LINCOLN, LN1 2LW**

## Mundys

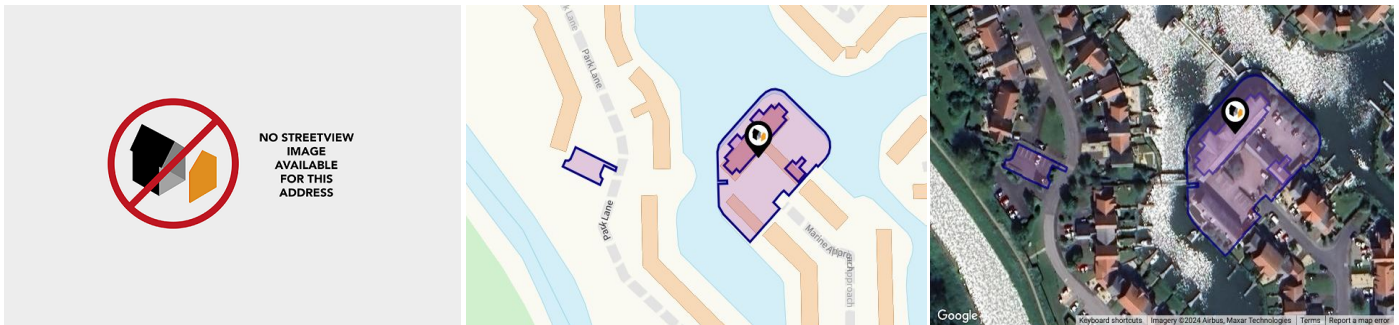
29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

amy.lee@mundys.net

www.mundys.net







## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	08/03/2021
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£225,000
<b>Floor Area:</b>	1,399 ft <sup>2</sup> / 130 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£160
<b>Plot Area:</b>	1.04 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	2003-2006	<b>Start Date:</b>	19/02/2004
<b>Council Tax :</b>	Band D	<b>End Date:</b>	01/01/2998
<b>Annual Estimate:</b>	£2,209	<b>Lease Term:</b>	999 years from 1 January 1999
<b>Title Number:</b>	LL228171	<b>Term Remaining:</b>	973 years
<b>UPRN:</b>	10034683313		

## Local Area

<b>Local Authority:</b>	West Lindsey
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	High
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>3</b> mb/s	<b>42</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

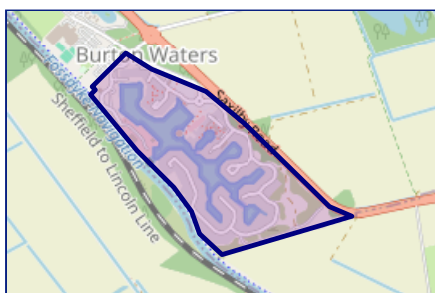


# Property Multiple Title Plans



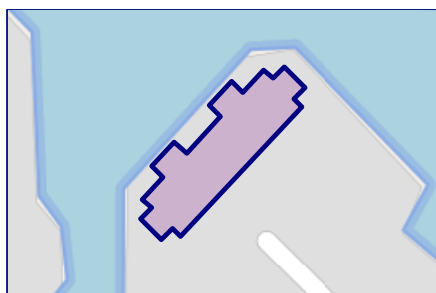
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



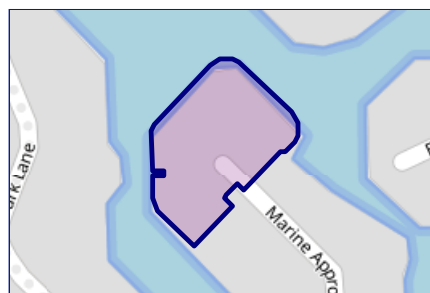
**LL53620**

## Leasehold Title Plans



**LL228171**

Start Date: 22/04/2003  
End Date: 01/01/2998  
Lease Term: 999 years (less 7 days)  
from 1.1.1999  
Term Remaining: 973 years



**LL239910**

Start Date: 19/02/2004  
End Date: 01/01/2998  
Lease Term: 999 years from 1  
January 1999  
Term Remaining: 973 years

# Property EPC - Certificate



19 Marine Point Apartments, Marine Approach, Burton Waters, LN1 2LW

Energy rating

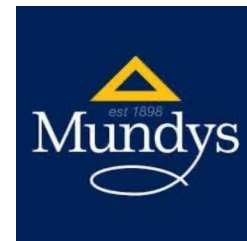
**C**

Valid until 14.07.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	78   c	78   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

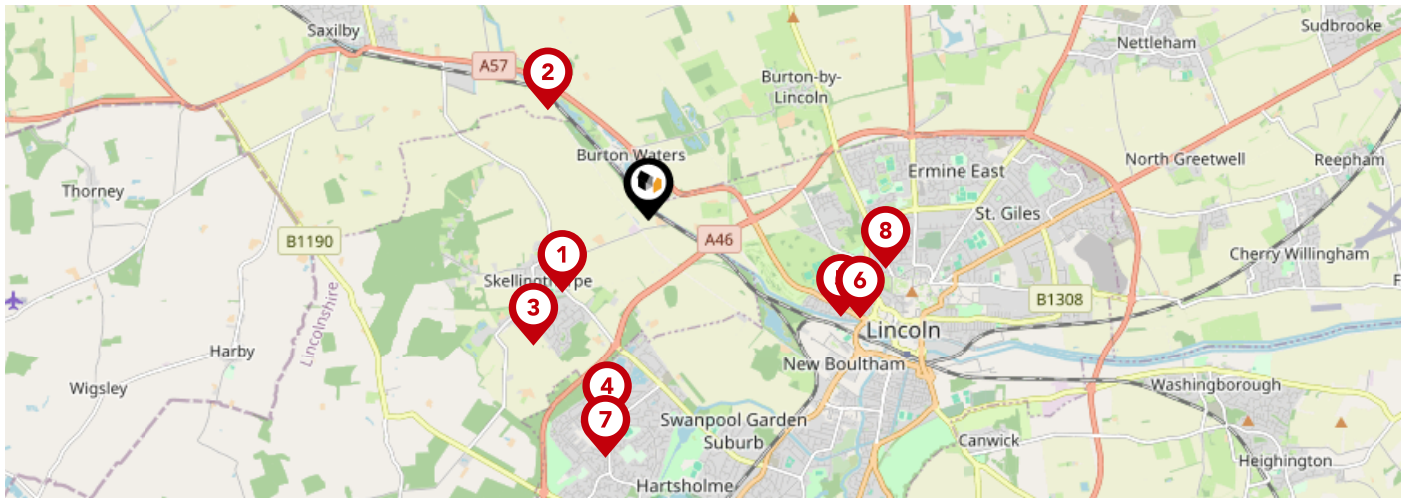
## EPC - Additional Data



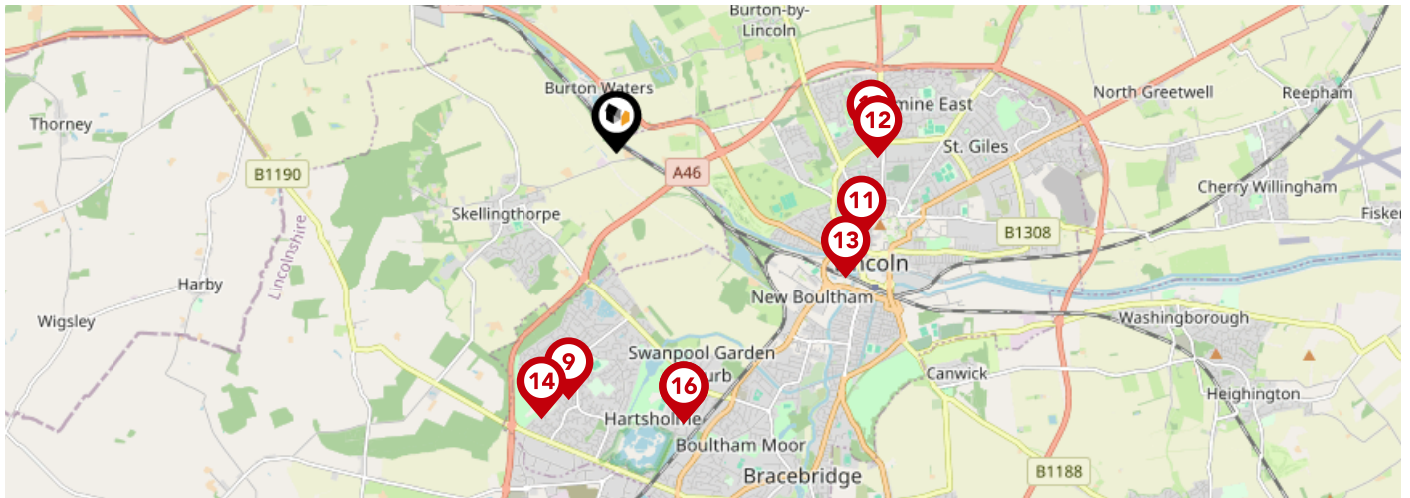
### Additional EPC Data









<b>Property Type:</b>	Maisonette
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Unknown
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	2nd
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	2
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and underfloor heating, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 63% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	130 m <sup>2</sup>



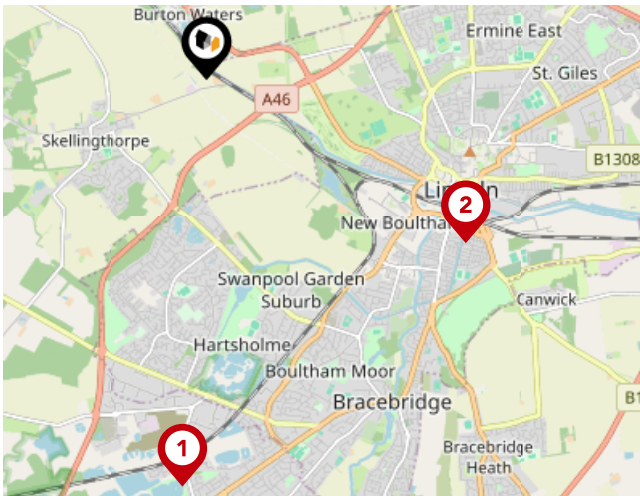


	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>St Lawrence Church of England Primary School</b> Ofsted Rating: Good   Pupils: 209   Distance:1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Burton Hathow Preparatory School</b> Ofsted Rating: Not Rated   Pupils: 106   Distance:1.33</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>Skellingthorpe the Holt Primary School</b> Ofsted Rating: Good   Pupils: 186   Distance:1.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Woodlands Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 106   Distance:1.84</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>The St Faith's Church of England Infant and Nursery School, Lincoln</b> Ofsted Rating: Good   Pupils: 278   Distance:1.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>The St Faith and St Martin Church of England Junior School, Lincoln</b> Ofsted Rating: Good   Pupils: 345   Distance:2.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>Lincoln Birchwood Junior School</b> Ofsted Rating: Good   Pupils: 255   Distance:2.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Mount Street Academy</b> Ofsted Rating: Outstanding   Pupils: 318   Distance:2.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



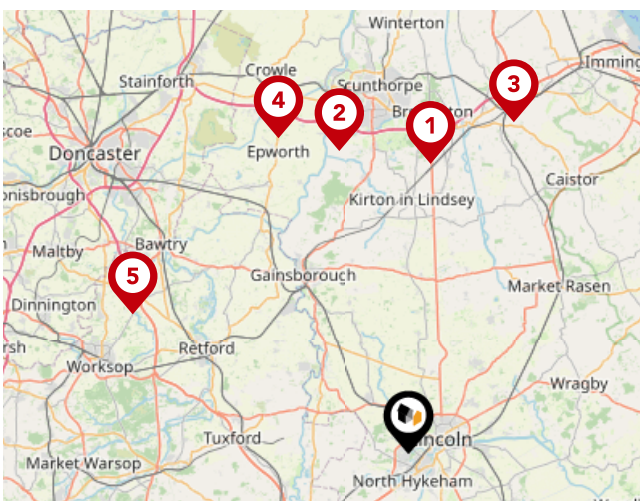
		Nursery	Primary	Secondary	College	Private
	<b>The Lancaster School</b> Ofsted Rating: Good   Pupils: 115   Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The St Francis Special School, Lincoln</b> Ofsted Rating: Outstanding   Pupils: 161   Distance:2.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westgate Academy</b> Ofsted Rating: Good   Pupils: 430   Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Castle Academy</b> Ofsted Rating: Not Rated   Pupils: 680   Distance:2.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincolnshire Secure Unit</b> Ofsted Rating: Not Rated   Pupils:0   Distance:2.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Hugh's Catholic Primary, A Voluntary Academy</b> Ofsted Rating: Outstanding   Pupils: 274   Distance:2.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hartsholme Academy</b> Ofsted Rating: Requires improvement   Pupils: 377   Distance:2.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Pilgrim School</b> Ofsted Rating: Good   Pupils: 4   Distance:2.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



## National Rail Stations

Pin	Name	Distance
1	Hykeham Rail Station	3.62 miles
2	Lincoln Central Rail Station	2.72 miles
3	Saxilby Rail Station	3.18 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M180 J4	20.6 miles
2	M180 J3	22 miles
3	M180 J5	24.54 miles
4	M180 J2	24.11 miles
5	A1(M) J34	21.91 miles



## Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	25.36 miles
2	Finningley	23.56 miles
3	East Mids Airport	42.2 miles
4	Leeds Bradford Airport	61.34 miles



# Area Transport (Local)



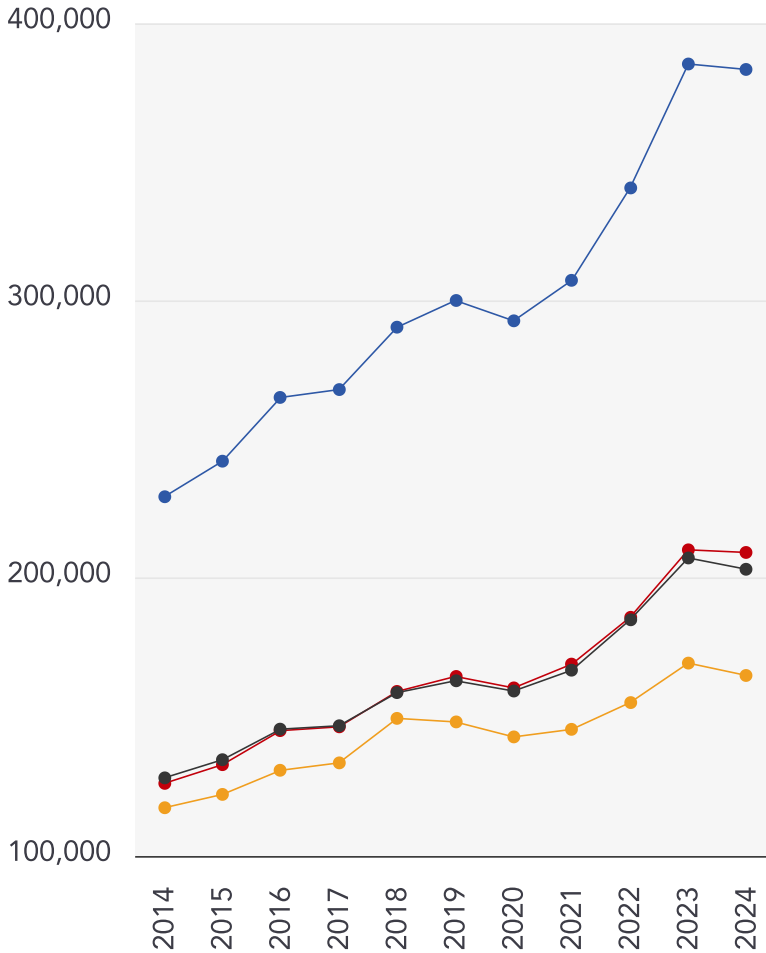
## Bus Stops/Stations

Pin	Name	Distance
1	Gardenfield	1.25 miles
2	Veterinary Surgery	1.17 miles
3	Lower Church Road	1.11 miles
4	22 Gardenfield	1.32 miles
5	Almond Grove	1.21 miles

# Market House Price Statistics



10 Year History of Average House Prices by Property Type in LN1



Detached

**+67.09%**

Semi-Detached

**+65.93%**

Terraced

**+58.63%**

Flat

**+40.58%**



## Mundys

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We offer an exceptional choice of properties within Lincoln and a 15 mile radius and have longer opening hours for convenient viewings.

We have an excellent sales team who are here to help. They are all Lincoln people and can offer you local knowledge and expert advice, whatever your requirements.

We are open 7 days a week. We also offer weekday evening viewings until 7.30 pm.

We have three offices within Lincolnshire, Lincoln City Centre on Silver Street and Museum Court, and on Queen Street, Market Rasen.

## Financial Services

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We are pleased to offer the services of our Specialist Mortgage Advisors at Mundys Financial Services. Mundys Financial Services have extensive experience in the mortgage industry and provide independent whole of market advice from our offices based in Lincoln and Market Rasen.



## Testimonial 1



Mundys have been wonderful. We will recommend them to anyone thinking of moving  
- MR AND MRS GHEST

## Testimonial 2



A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment.  
Please pass on my regards and thanks to all.  
Again another superb performance from Mundys  
MR FAHEY

## Testimonial 3



Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me  
to run through his report with me.  
MRS HARDWICKE



/Mundysuk



/mundysuk



/mundysuk

# Mundys

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