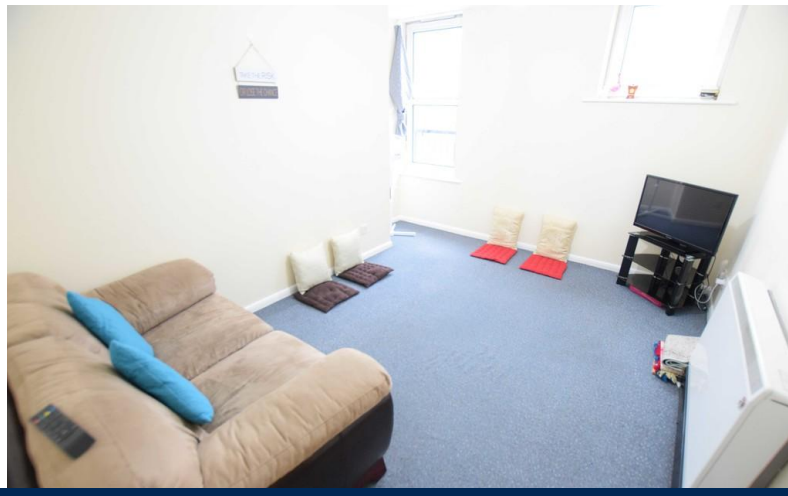
31 Grantavon House

Brayford Wharf East, Lincoln, LN5 7WA

Book a Viewing!

£89,950

A Third Floor, two Bedroom Apartment within the heart of the Historic Cathedral and University City of Lincoln. The Apartment Block has a communal Entrance Area and a lift to all floors. The internal accommodation of the Apartment briefly comprises of an Entrance Hall, Lounge, Kitchen, two Bedrooms and a Bathroom. The Apartment is currently let generating an income of £626 per calendar month and could be sold with tenants in situ or as vacant possession.



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SERVICES
Mains water, electricity and drainage. Electric heating.

EPC RATING – B.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council

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 University.

LEASEHOLD INFORMATION
Length of Lease - TBC
Years Remaining on Lease - 974 years
Annual Service Charge Amount - £2,169.21 from 1st April 2026
Service Charge Reviewed - Annually in TBC
(All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale).

COMMUNAL ENTRANCE
With intercom entry system, postal boxes and lift and stairs to all floors.

ENTRANCE HALL
With intercom unit, electric heater and airing cupboard.

LOUNGE
12' 11" x 9' 8" (3.95m x 2.97m) With two double glazed windows enjoying views over the Brayford and electric heater.

KITCHEN
9' 0" x 6' 10" (2.75m x 2.10m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob and spaces for fridge and washing machine.

BEDROOM 1
12' 11" x 9' 6" (3.95m x 2.91m) With double glazed window overlooking the Brayford and electric heater.

BEDROOM 2
9' 2" x 6' 8" (2.81m x 2.04m) With double glazed window and electric heater.

BATHROOM
6' 2" x 5' 5" (1.89m x 1.67m) Fitted with a three piece suite comprising of panelled bath with shower over, close coupled WC and pedestal wash hand basin, towel radiator and splashbacks.

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 – WHOM E MAY REFER YOU TO
Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & 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, J Walter and Callum Lyman 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.

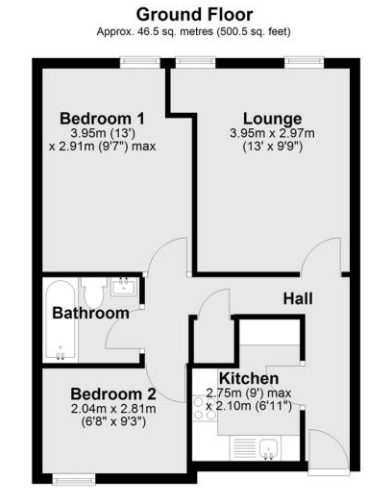
NOTE
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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:

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS



Total area: approx. 46.5 sq. metres (500.5 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman