103 Elevation Court

Lincoln, LN2 5PB

Book a Viewing!

Offers in Excess of £100,000

A two double bedroom ground floor apartment located along Monks Road, to the east of Lincoln City Centre and within walking distance of a range of local shops and facilities. It is also conveniently positioned for easy access to the Arboretum, Lincoln City Centre and the train station. Internally, the property offers accommodation comprising Entrance Hall, Lounge, Kitchen, two Bedrooms, one with an En-suite and a Main Bathroom. Outside there is an allocated parking space. The property can be sold with vacant possession or with a sitting tenant in place, currently paying £695 per calendar month. More information on the tenancy is available upon request.

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SERVICES
Mains electricity, water and drainage. Electric Heating.

EPC RATING – C

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council

TENURE - Leasehold.

LEASEHOLD INFORMATION
Length of Lease - 999 years from 1st January 2025
Years Remaining on Lease - 979 years
Annual Ground Rent - £TBC
Annual Service Charge Amount - £TBC

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

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.

Note - The photos used in the marketing of this property were taken prior to the current tenancy.

ACCOMMODATION

HALL
With doors to all rooms, an airing cupboard housing the hot water cylinder and access to the communal hallway.

LOUNGE/DINER
20' 3" x 9' 8" (6.17m x 2.95m) With two UPVC double glazed windows, electric radiator and opening to Kitchen.

KITCHEN
8' 10" x 8' 10" (2.69m x 2.69m) With UPVC double glazed window and fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink and drainer, integrated oven, four-ring electric hob with extractor fan over, space for fridge, spotlighting and extractor fan.

BEDROOM 1
11' 0" x 8' 2" (3.35m x 2.49m) With UPVC double glazed window and electric radiator.

EN-SUITE
6' 5" x 4' 3" (1.96m x 1.3m) With low level WC, wash hand basin, shower cubicle and extractor fan.

BEDROOM 2
9' 2" x 13' 8" max (2.79m x 4.17m) With UPVC double glazed windows and electric radiator.

BATHROOM
6' 5" x 5' 9" (1.96m x 1.75m) With low level WC, wash hand basin, bath, extractor fan and electric heated towel rail.

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

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
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 here in as not verified.

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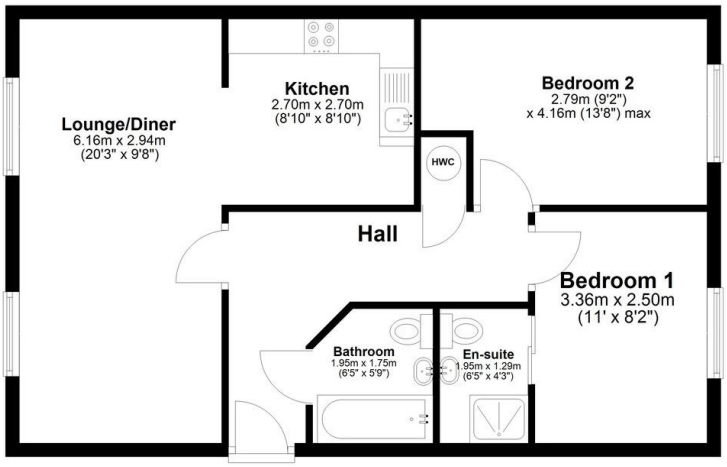
Approx. 61.5 sq. metres (662.2 sq. feet)



Total area: approx. 61.5 sq. metres (662.2 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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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 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