



303 Elevation Court

Lincoln, LN2 5PB



Book a Viewing!

Offers Over £105,000

A two bedroom second floor apartment located to the East of Lincoln City Centre and within walking distance of a range of the local shops and facilities. It is also conveniently positioned for easy access to the Arboretum, Lincoln County Hospital, Lincoln City Centre and the Train Station. The property offers well-presented accommodation comprising of Entrance Hall, Lounge/Diner, Kitchen, two Bedrooms and a Bathroom. The property has an allocated parking space. The property is being sold vacant and with no onward chain and viewing is highly recommended.



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SERVICES

Mains electricity, water and drainage. Electric heating.

EPC RATING – C.

COUNCIL TAX BAND – A (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 - 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.

HALL

With airing cupboard, electric radiator, intercom system and spotlights.

LOUNGE/DINER

20' 4" x 9' 8" (6.2m x 2.95m) With double glazed Juliet balcony and Velux window, spotlights and two electric radiators.

KITCHEN

15' 5" x 8' 9" (4.72m x 2.67m) 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 with extractor fan, space for washing machine and spotlights.

BEDROOM 1

13' 8" x 9' 2" (4.17m x 2.81m) With double glazed window, spotlights and electric radiator.

BEDROOM 2

12' 5" x 10' 9" (3.79m x 3.28m) With Velux window, spotlights and electric radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and close coupled WC, towel radiator, tiled flooring and splashbacks, shaver point and spotlights.

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

SJB & 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 Agent give notice that:

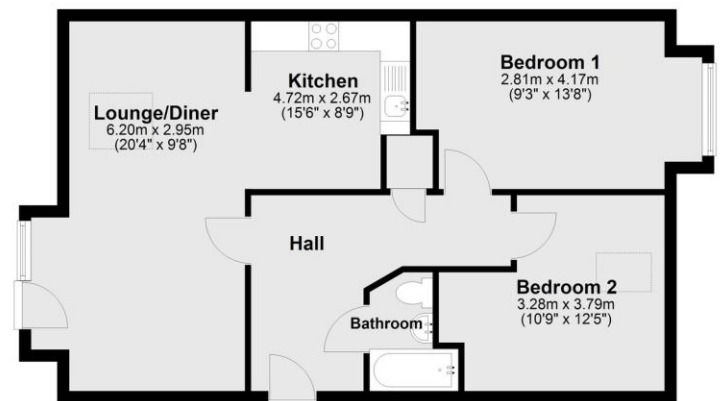
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 here in as not verified.

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Ground Floor

Approx. 67.7 sq. metres (728.2 sq. feet)



Total area: approx. 67.7 sq. metres (728.2 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 and 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.



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