



## 115 Angelica Road

Lincoln, LN1 1BE



Book a Viewing!

### Offers Over £150,000

A well-presented second floor modern apartment situated in this popular waterside development to the west of the City of Lincoln and within close proximity to Lincoln City Centre and the West Common. Internally the property offers living accommodation to briefly comprise of Entrance Hall, Open Plan Living, Dining and Kitchen Area, two Bedrooms and Bathroom. There is a balcony located off the Open Plan Living Area which enjoys views over the waterside. Outside there is an allocated parking space





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – B.

**LOCAL AUTHORITY** - Lincoln City Council.

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

**TENURE** - Leasehold.

Length of Lease - 999 years from 1st January 2012.

Years Remaining on Lease - 986.

Ground Rent £165.00 per annum.

Ground Rent review date - 1st January 2027.

Annual service charge (1st April & 1st October - 2 separate charges on those dates).

Service Charge varies on each payment, depending on expenditure



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 University.

#### **ACCOMMODATION**

##### **ENTRANCE HALL**

With main entrance door, single radiator, intercom system and built-in storage area.

##### **OPEN PLAN LIVING/DINING & KITCHEN AREA**

23' 4 max" x 14' 1 max" (7.11m x 4.29m)

##### **KITCHEN AREA**

Fitted with a range of wall, base units and drawers with work surfaces over, plumbing for washing machine, 1½ bowl sink unit and drainer, fitted oven, hob and extractor hood and a cupboard housing the gas central heating boiler.



##### **LIVING/DINING AREA**

With UPVC sliding door and window to balcony, double radiator and TV and telephone points.

##### **BEDROOM 1**

12' 1" x 8' 10" (3.68m x 2.69m) With UPVC window to the rear elevation with views over the waterside, TV and telephone point and radiator.

##### **BEDROOM 2**

12' 1" x 6' 6" (3.68m x 1.98m) With UPVC window to the rear elevation with views over the waterside and radiator.



##### **BATHROOM**

6' 11" x 6' 11" (2.11m x 2.11m) With suite to comprise of bath with shower over, WC and wash hand basin, shaver point, part tiled surround, single radiator and extractor fan.

##### **OUTSIDE**

There is an allocated parking space.



#### WEBSITE

Our detailed website show 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, 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 Calum 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

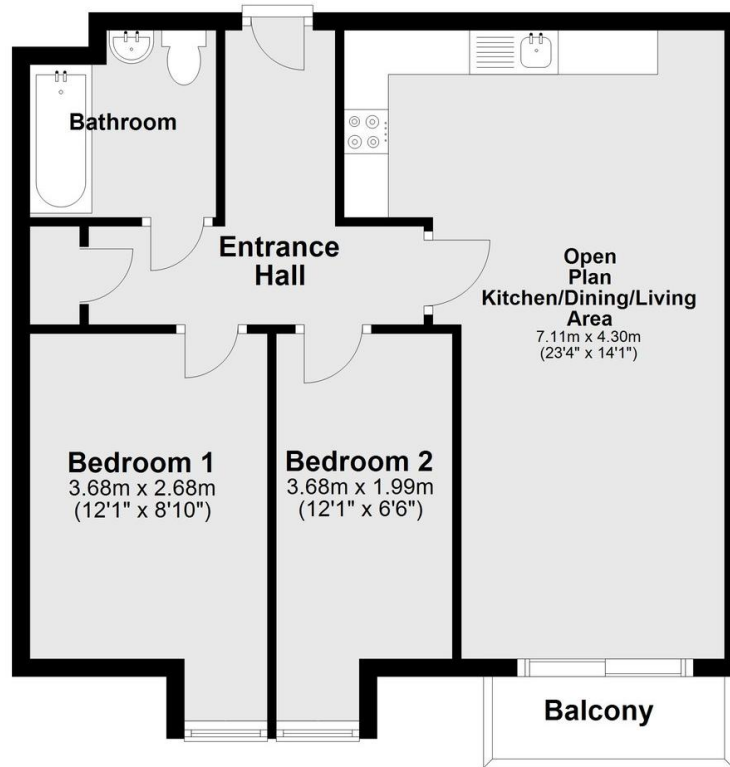
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

#### 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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Total area: approx. 56.8 sq. metres (611.3 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

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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