



## 12 Grantavon House, Brayford Wharf East

Lincoln, LN5 7WA



Book a Viewing!

**£95,000**

A First Floor Two Bedroom Apartment located within the heart of the Historic Cathedral and University City of Lincoln. The Apartment Block has a communal Entrance Area with lift to all floors. The internal accommodation of the Apartment comprises of an Entrance Hall, Lounge, modern Kitchen, two Bedrooms and a Shower Room. The property has recently undergone a programme of improvements and viewing is highly recommended. NO CHAIN.



## Brayford Wharf East, Lincoln, LN5 7WA

### SERVICES

Electricity, water and sewerage mains services available. Electric central heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – B

**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 Lincoln Bishop University.

### LEASEHOLD INFORMATION

Length of Lease - 999 Years.

Years Remaining on Lease - 973 Years.

Annual Ground Rent - £TBC

Ground Rent Reviewed - Annually in TBC

Annual Service Charge Amount - £TBC

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.

### ACCOMMODATION

#### 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' 0" x 9' 8" (3.68m x 2.95m) With two double glazed windows, laminate flooring and electric heater.

#### KITCHEN

7' 0" x 6' 6" (2.15m x 2.00m) 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, spaces for fridge and washing machine, tiled flooring and splashbacks.

#### BEDROOM 1

12' 2" x 9' 6" (3.71m x 2.90m) With double glazed window, laminate flooring and electric heater.

#### BEDROOM 2

9' 2" x 6' 9" (2.81m x 2.06m) With double glazed window, laminate flooring and electric heater.

#### SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, close coupled WC, wash hand basin in a vanity style unit, chrome towel radiator, tiled flooring 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](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

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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 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

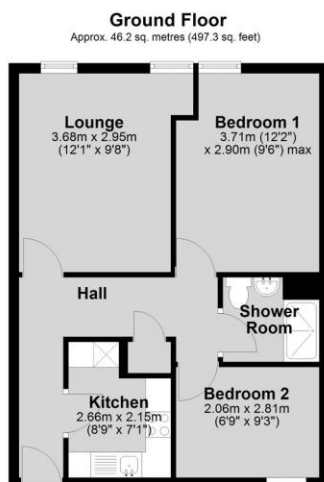
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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 the lives 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 here in as not verified.

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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 and 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.

