



## 49 Robey Street

Lincoln, LN5 8AT



Book a Viewing!

**£115,000**

Ideally positioned just off Lincoln's vibrant High Street, this modern Two Bedroom Ground Floor Apartment presents an excellent opportunity for first time buyers and investors alike. Perfectly placed for effortless access to the heart of the historic Cathedral City of Lincoln, the property enjoys both convenience and a tucked away setting. The well presented accommodation comprises a welcoming Entrance Hall leading into a bright and spacious Open Plan Lounge/Kitchen/Diner, two generous Double Bedrooms and a Wet Room, all thoughtfully arranged to maximise space and practicality. Externally, the apartment benefits from the rare advantage of an enclosed and secure rear garden. Offered for sale with no onward chain, this appealing home is ready for immediate occupation. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.



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### SERVICES

Electric, water and drainage mains services available. Electric Storage heating.

**EPC RATING – D.**

**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 Lincoln Bishop University.

### HALL

With laminate flooring.

### LOUNGE/DINER

With double glazed windows to the front and rear aspects, laminate flooring and two electric storage heaters.

### KITCHEN

13' 2" x 6' 6" (4.02m x 2.00m) Fitted with an accessible range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric hob, spaces for appliances, tiled splashbacks and laminate flooring.

### INNER HALLWAY

With door to the rear garden, laminate flooring and electric storage heater.

### BEDROOM 1

12' 8" x 14' 1" (3.87m x 4.31m) With double glazed window to the side aspect, storage cupboard, laminate flooring and electric storage heater.

### BEDROOM 2

9' 9" x 9' 2" (2.99m x 2.80m) With double glazed window to the front aspect, laminate flooring and electric storage heater.

### WET ROOM

7' 1" x 6' 5" (2.18m x 1.96m) Fitted with a electric wet room shower, wall mounted wash hand basin, close coupled WC and part tiled walls.

### OUTSIDE

To the rear of the property there is an enclosed secure private paved garden.

### LEASEHOLD INFORMATION

Length of Lease – 125 Years from 29/09/2006

Years Remaining on Lease – 105 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.

### 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

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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

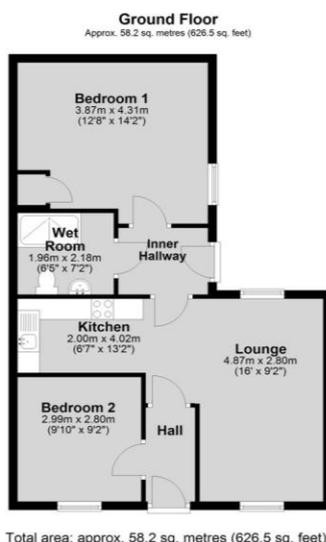
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### 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.

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. 58.2 sq. metres (626.5 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG26 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 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.

