



69a Newport
Lincoln, LN1 3DW

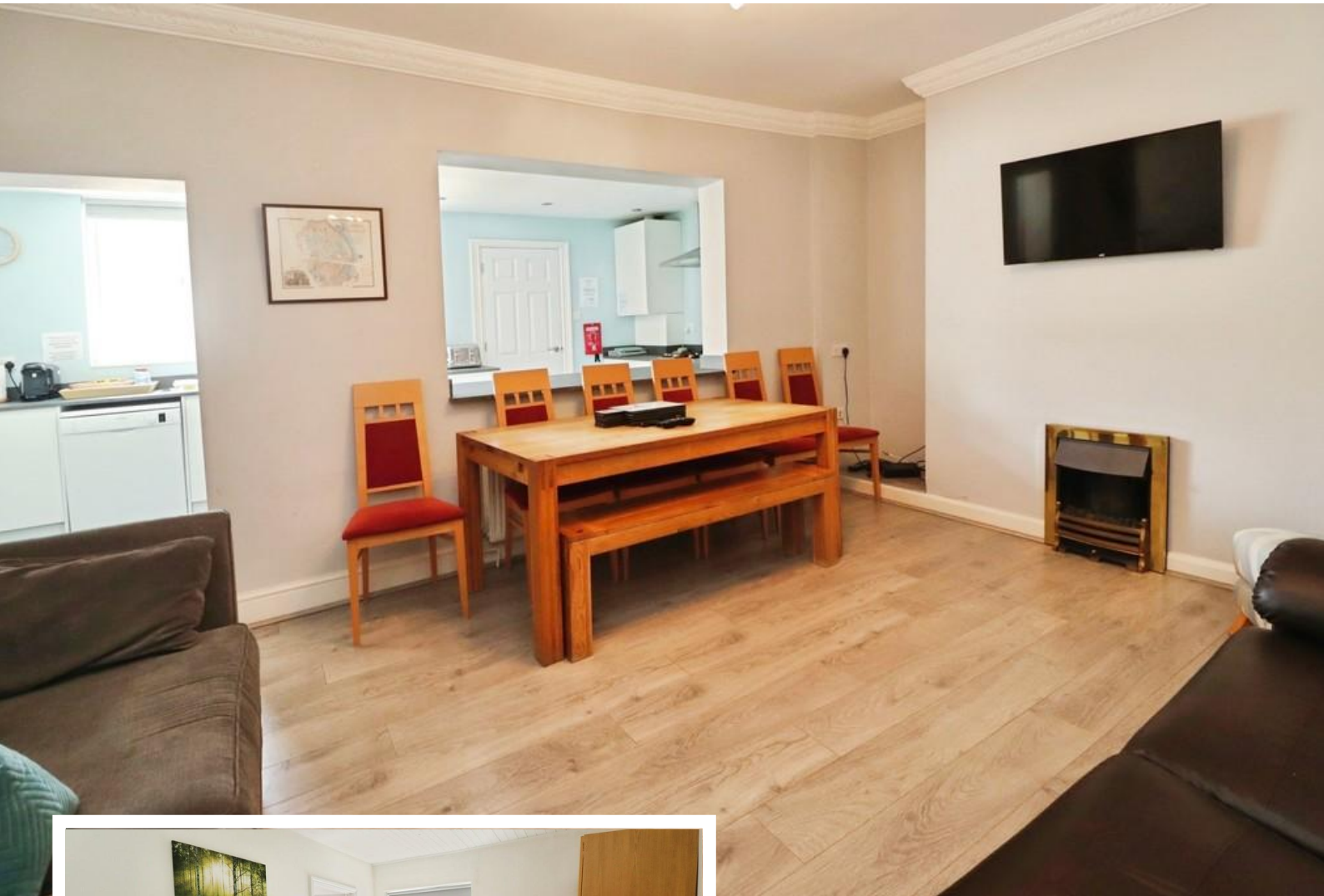


Book a Viewing!

£250,000

Located in the heart of Lincoln's highly sought after Uphill area, within easy walking distance of the historic Bailgate, Lincoln Cathedral and Lincoln Castle, this spacious and versatile four bedroom duplex apartment offers an exceptional opportunity as either a family home or an investment opportunity. Currently operating as a successful holiday let, the property could be purchased as a turn key ongoing investment, subject to the necessary arrangements. The well presented accommodation is arranged over two floors and comprises an entrance hall with utility area, a modern fitted kitchen, a spacious lounge diner and a ground floor bathroom. To the first floor, a generous landing leads to a comfortable sitting room, four double bedrooms and two contemporary shower rooms, providing flexible living space to suit a variety of needs. Outside, there is a private and tucked away courtyard garden with a useful brick built outbuilding. Viewing is highly recommended to fully appreciate the size.





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.

ACCOMMODATION

ENTRANCE HALL

With spaces for washing machine and tumble dryer, tiled walls and flooring and door to the garden.

KITCHEN

17' 10" x 7' 8" (5.46m x 2.35m) Fitted with a modern range of wall and base units with work surfaces over, 1 ½ bowl stainless steel sink with side drainer and mixer tap over, electric oven, gas hob, spaces for fridge and dishwasher, wall mounted gas fired central heating boiler, spotlights and double glazed window to the rear aspect.

LOUNGE/DINER

19' 2" x 12' 0" (5.85m x 3.67m) With staircase to the first floor, electric fire, laminate flooring and radiator.



BATHROOM

Fitted with a three piece suite comprising of panelled bath with electric shower over, decorative Salisbury pedestal wash hand basin and close coupled WC, tiled walls and flooring, radiator and double glazed window to the side aspect.

FIRST FLOOR LANDING

SITTING ROOM

12' 1" x 10' 1" (3.70m x 3.09m) With double glazed window to the front aspect and radiator.

BEDROOM 1

10' 2" x 9' 3" (3.11m x 2.84m) With double glazed window to the front aspect and radiator.



BEDROOM 2

12' 0" x 8' 9" (3.66m x 2.67m) With double glazed window to the front aspect and radiator.

BEDROOM 3

12' 0" x 7' 7" (3.68m x 2.33m) With double glazed window to the rear aspect and radiator.

BEDROOM 4

9' 0" x 8' 2" (2.76m x 2.51m) With double glazed window to the rear aspect, over stairs storage cupboard and radiator.



BATHROOM

Fitted with a four piece suite comprising of shower cubicle, twin wash hand basins and close coupled WC, tiled splashbacks, chrome towel radiator and double glazed window to the rear aspect.

SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, twin wash hand basins and close coupled WC, tiled splashbacks and chrome towel radiator.

OUTSIDE

To the rear of the property there is an enclosed rear courtyard garden with brick outbuilding.



LEASEHOLD INFORMATION Length of Lease - TBC

Years Remaining on Lease - TBC

Annual Ground Rent - TBC

Ground Rent Reviewed - TBC

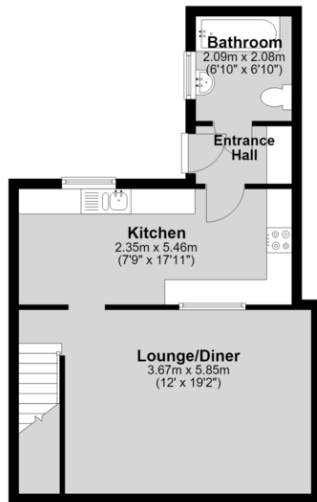
Annual Service Charge Amount - TBC

Service Charge Reviewed - TBC

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



Ground Floor
Approx. 45.2 sq. metres (486.2 sq. feet)



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – TBC .

LOCAL AUTHORITY – Lincoln City District Council .

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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/SPECIALLY TRAINED VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO
<https://www.mundys.net/referral/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MR RICS.

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.

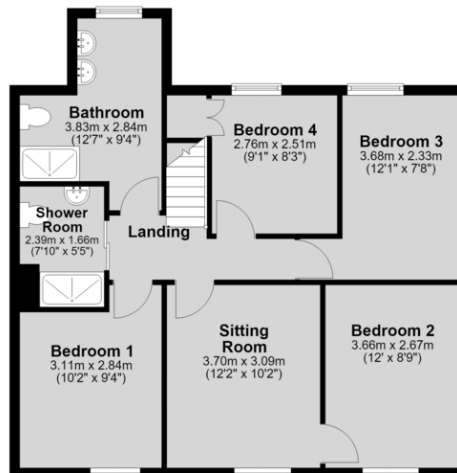
GENERAL

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 given 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 whatsoever 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 herein as not verified.

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First Floor
Approx. 67.8 sq. metres (729.9 sq. feet)



Total area: approx. 113.0 sq. metres (1216.2 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.

