



## 19 Home Grange Apartments

Boultham Park Road

Lincoln, LN6 7ST



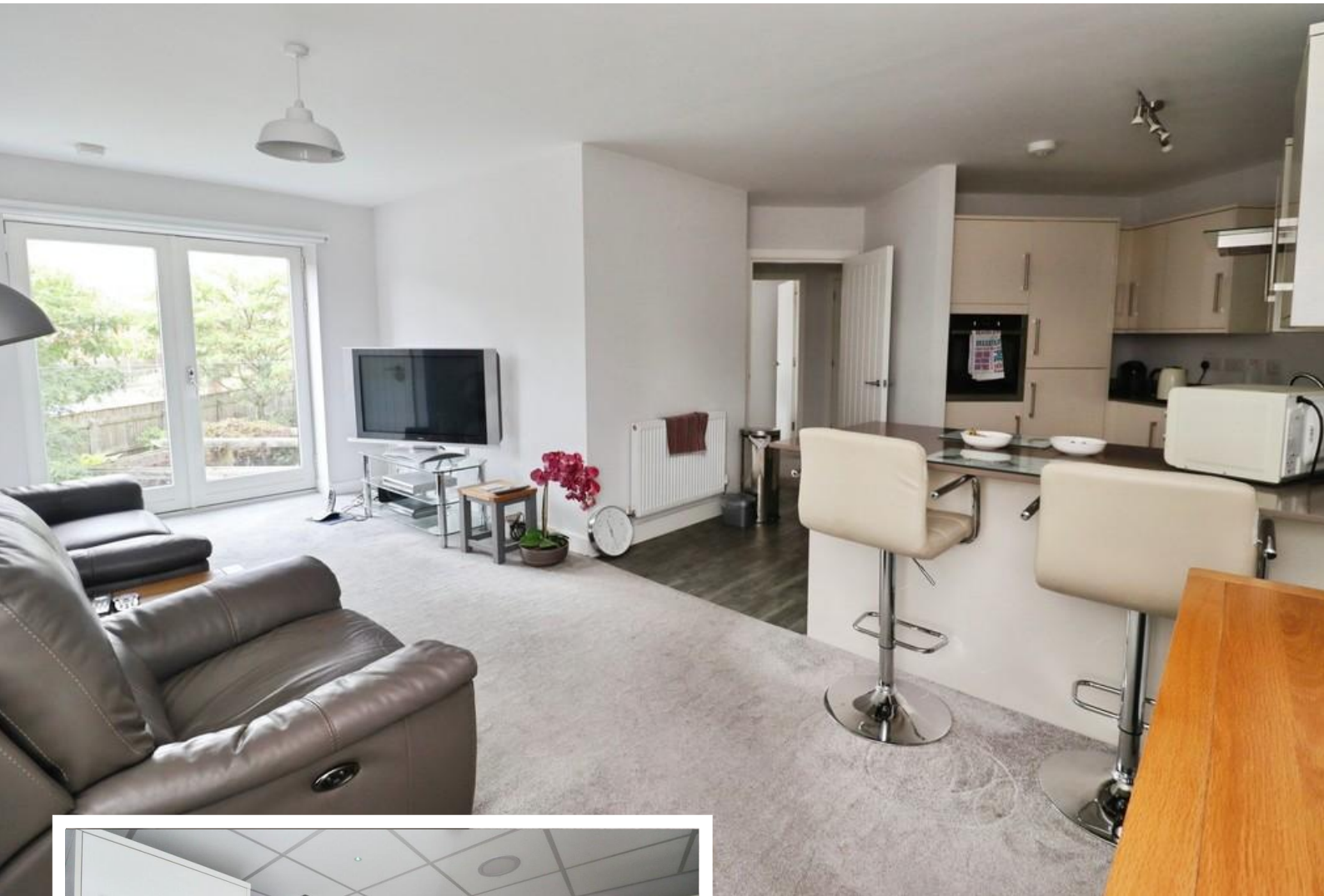
Book a Viewing!

**£185,000**

An immaculate Two Bedroom First Floor Apartment, delightfully positioned within the sought after Home Grange retirement development, just off Boultham Park Road. Beautifully presented throughout, the apartment offers stylish and generously proportioned accommodation, perfectly suited to modern, low maintenance living. The accommodation comprises a welcoming entrance hall, spacious and light filled open plan living, kitchen and dining area, with the kitchen fitted with a range of integrated appliances and useful breakfast bar, opening into a bright and welcoming living space with Juliet balcony and attractive views over Boultham Park. There are two well proportioned bedrooms and a modern shower room. Outside, residents can enjoy the beautifully maintained and secure communal gardens, providing a peaceful setting in which to relax and enjoy the outdoors, together with a communal car park. The development also offers an excellent range of shared facilities, including two communal lounges, a communal kitchen and a bookable guest suite, providing additional space and convenience for residents and their visitors. Available exclusively to purchasers aged 55 and over, Home Grange combines comfort, security and contemporary living within a desirable setting. With excellent access to public transport, local amenities and nearby Boultham Park, this impressive apartment represents an excellent opportunity for those seeking a well appointed, secure and conveniently located retirement home.



## 19 Home Grange Apartments, Boultham Park Road, Lincoln, LN6 7ST



### LOCATION

Boultham Park is a popular and beautifully landscaped public park situated to the south of Lincoln city centre. The park offers a peaceful green setting with extensive open lawns, mature trees, attractive gardens and a picturesque lake, providing an excellent choice for walking, jogging and enjoying the outdoors. With a range of recreational facilities, play areas and pleasant walking routes, Boultham Park is a valued local amenity and a particularly appealing feature for families and those looking to enjoy green space close to the city.

### ACCOMMODATION

#### COMMUNAL ENTRANCE

With lift and staircase to all floors, access to communal lounge and gardens.

#### ENTRANCE HALL

With storage cupboard and intercom system.



#### OPEN PLAN LIVING KITCHEN DINER

19' 2" x 18' 4" (5.86m x 5.61m) A superb open plan living, kitchen and dining space, thoughtfully designed to create a bright and sociable space. The kitchen area is fitted with a range of wall and base units with work surfaces over, incorporating an undermount 1 bowl sink with side drainer and mixer tap over, integrated fridge freezer and washer dryer, eye level electric oven and electric hob with extractor over. A breakfast bar provides a useful dining area, while the adjoining living space is flooded with natural light from the double glazed Juliet balcony and feature double glazed corner window, enjoying attractive views over Boultham Park. An airing cupboard houses the gas fired central heating boiler, with radiator heating throughout.



#### BEDROOM 1

13' 5" x 11' 0" (4.10m x 3.36m) With double fitted wardrobe, double glazed window and radiator.

#### BEDROOM 2

11' 3" x 9' 3" (3.45m x 2.84m) With double glazed window and radiator.

#### SHOWER ROOM

10' 4" x 5' 11" (3.17m x 1.81m) Fitted with a modern three piece suite comprising of walk-in shower cubicle, close coupled WC and pedestal wash hand basin, chrome towel radiator, tiled flooring and part tiled walls.

#### OUTSIDE

There is a communal car park providing off-street parking on a first come first served basis. The property benefits from beautiful secure communal gardens.

#### COMMUNAL AREAS

The development has two communal lounges, a communal kitchen, and a guest suite.

#### LEASEHOLD INFORMATION

Length of Lease - 999 years from 15 March 2018

Years Remaining on Lease - 991 years

Annual Ground Rent - £ TBC

Ground Rent Reviewed - Annually in TBC

Annual Service Charge Amount - £259.14

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.





## KEY FACTS FOR BUYERS

### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – B (Lincoln City 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/SPECIALIST 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 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

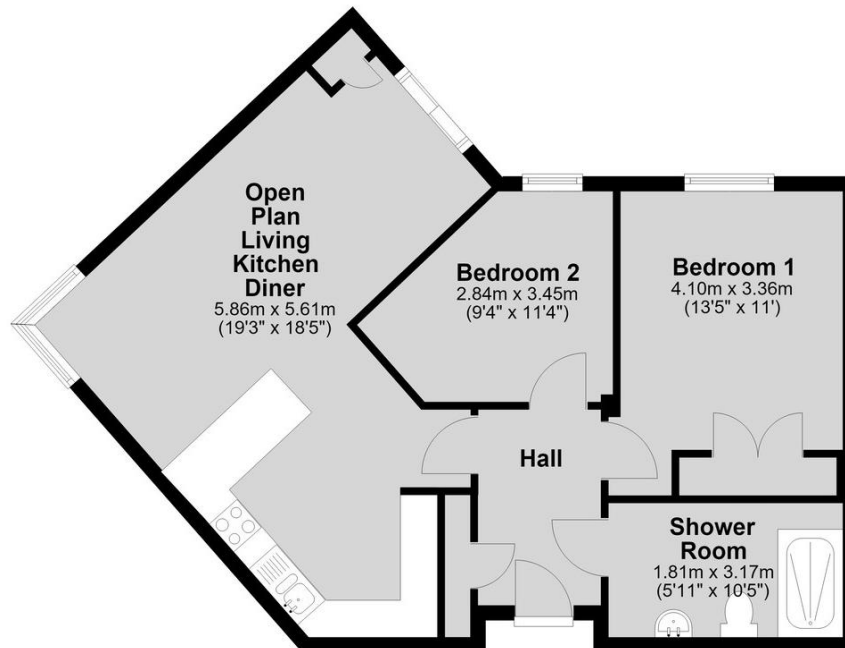
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents given that:

1. These 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners

## First Floor

Approx. 60.8 sq. metres (654.9 sq. feet)



Total area: approx. 60.8 sq. metres (654.9 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.



[www.mundys.net](http://www.mundys.net)