



3 Museum Court

Lincoln, LN2 1JB



Book a Viewing!

£185,000

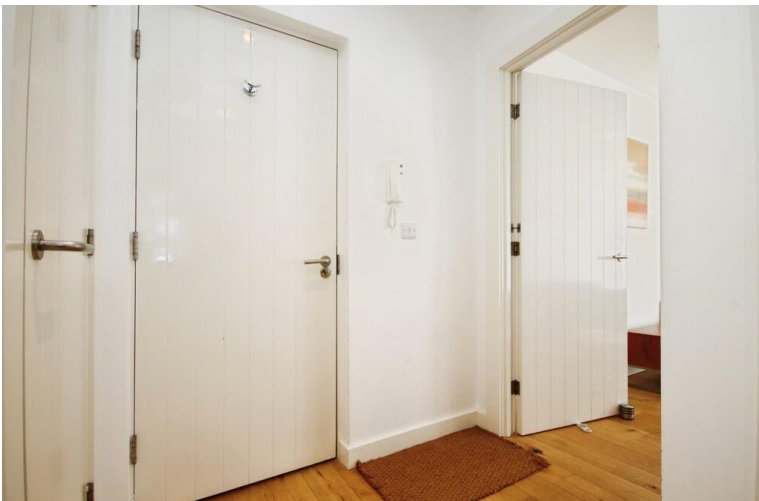
A beautifully positioned and naturally bright Two Bedroom Second Floor Apartment, offered for sale with No Onward Chain and benefitting from secure gated parking and lift access.

The property offers spacious and well appointed accommodation throughout, with a particular highlight being the fantastic aspect and impressive floor-to-ceiling windows, which flood the principal living spaces with natural light. The modern layout includes a generous kitchen diner, spacious lounge diner, two double bedrooms, an en-suite to the principal bedroom and a separate family bathroom.

The accommodation comprises of an Entrance Hallway, Kitchen Diner, Lounge Diner, Two Double Bedrooms, En-suite and Family Bathroom.



3 Museum Court, Lincoln, LN2 1JB



LOCATION

Museum Court occupies an exceptional central Lincoln position, just a stone's throw from the city's High Street, providing immediate access to an excellent range of shops, cafés, restaurants and everyday amenities. The property sits almost equidistant between the historic Cathedral Quarter and the vibrant shopping and leisure facilities of the High Street and Cornhill.

This enviable location is ideal for those looking to enjoy everything Lincoln city centre has to offer, with the city's historic landmarks, shopping, dining and entertainment all within easy walking distance.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hallway providing access to all principal rooms. The hallway benefits from a telecom entry system, built-in storage cupboard housing the hot water cylinder and further useful cloakroom/storage cupboards.

LOUNGE

15' 5" x 12' 2" (4.7m x 3.71m) A generous and naturally bright reception space, featuring two impressive UPVC floor-to-ceiling windows which flood the room with natural light and provide a fantastic outlook. The room also benefits from spotlights and an electric radiator.



KITCHEN/DINER

15' 11" x 7' 1" (4.85m x 2.16m) A spacious and modern kitchen diner fitted with a comprehensive range of units and integrated appliances. The kitchen includes an electric hob with extractor over, electric ovens, stainless steel sink with mixer tap and drainer, integrated fridge, integrated freezer, integrated dishwasher and space for an integrated washing machine. There is also ample space for a dining table and an electric radiator.

BEDROOM 1

13' 4 max" x 11' 8" (4.06m x 3.56m) A well proportioned double bedroom with UPVC double glazed window, electric radiator and access to the en-suite shower room.

EN-SUITE

Fitted with a modern three piece suite comprising shower cubicle with mains shower over, WC and wash hand basin with built-in vanity storage. Further features include mirrored storage, spotlights, extractor fan, tiled flooring and heated towel radiator.

BEDROOM 2

16' 11 max" x 9' 3" (5.16m x 2.82m) A further double bedroom with UPVC double glazed window, electric radiator and built-in mirrored sliding door wardrobe providing excellent storage.

BATHROOM

A modern three piece bathroom comprising bath with mains shower over, WC and pedestal wash hand basin. The room benefits from a chrome heated towel radiator, built-in mirrored storage, tiled flooring, extractor fan and spotlights.

OUTSIDE

The property benefits from secure gated parking and lift access to the second floor, providing convenient access to the apartment.

LEASEHOLD INFORMATION

Length of Lease - 125years (From and including 01 January 2008)

Years Remaining on Lease - 107years

Annual Service Charge Amount - £2,868.00

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

Electricity, water and drainage mains services available.
Electric storage heating.

EPC RATING – C.

COUNCIL TAX BAND – C (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-fee/>

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

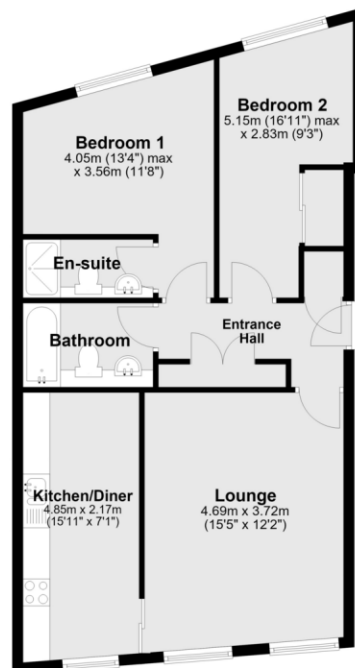
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given that:

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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Ground Floor

Approx. 65.3 sq. metres (702.6 sq. feet)



Total area: approx. 65.3 sq. metres (702.6 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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