



Flat 8, Ferguson House, Skellingthorpe Road

Lincoln, LN6 0TH



Book a Viewing!

£95,000

A beautifully presented two-bedroom ground-floor retirement apartment, offered for sale in immaculate condition and with no onward chain. The property forms part of a well-regarded retirement development offering a wonderful community atmosphere and communal lounges. One of the particular highlights of this apartment is its excellent outdoor space. Being situated on the ground floor, the property benefits from its own patio area and small lawned garden, providing a lovely private space to sit outside and enjoy the warmer months. The apartment itself is modern throughout, with a contemporary fitted Kitchen, spacious Lounge, two double Bedrooms and a generous Bathroom. Further benefits include allocated parking and secure coded access to the building.





LOCATION

Ferguson House enjoys a convenient position just off Skellingthorpe Road, with Hartsholme Country Park within approximately a five-minute walk. The park offers beautiful woodland, landscaped gardens, open green space, lakeside walks, a café and visitor facilities, providing an excellent setting for enjoying the outdoors.

The surrounding area also offers a good selection of local amenities for everyday needs, while Lincoln city centre is approximately three miles away, providing a wealth of shops, cafés, restaurants, cultural attractions and leisure facilities.

The property is also well positioned for transport links, with regular bus services providing access into Lincoln, while Skellingthorpe Road connects conveniently with the wider road network, including the A46. Lincoln Central railway station is also within the city centre, offering regular services to destinations including Nottingham, Sheffield, Doncaster, Peterborough and London.

ACCOMMODATION

ENTRANCE HALL

A spacious entrance hall with electric radiator, intercom telephone system and useful built-in storage cupboards, one housing the hot water cylinder and a further cupboard providing additional cloakroom/storage space.



KITCHEN

11' 5" x 5' 11" (3.48m x 1.8m) A modern fully fitted kitchen comprising a range of contemporary units with complementary work surfaces and tiled splashbacks. The kitchen is well equipped with an integrated Hotpoint dishwasher, high-level oven and grill, integrated fridge freezer, induction hob and extractor over. There is also space and plumbing for a washing machine, stainless steel sink with mixer tap, electric radiator and UPVC double-glazed window to the side aspect.

LOUNGE

14' x 10' 6" (4.27m x 3.2m) A bright and spacious principal reception room with two electric radiators and double patio doors, together with side windows, providing direct access onto the apartment's own patio and garden area. The room provides an excellent space for both relaxing and entertaining, with the additional benefit of direct outdoor access.



BEDROOM 1

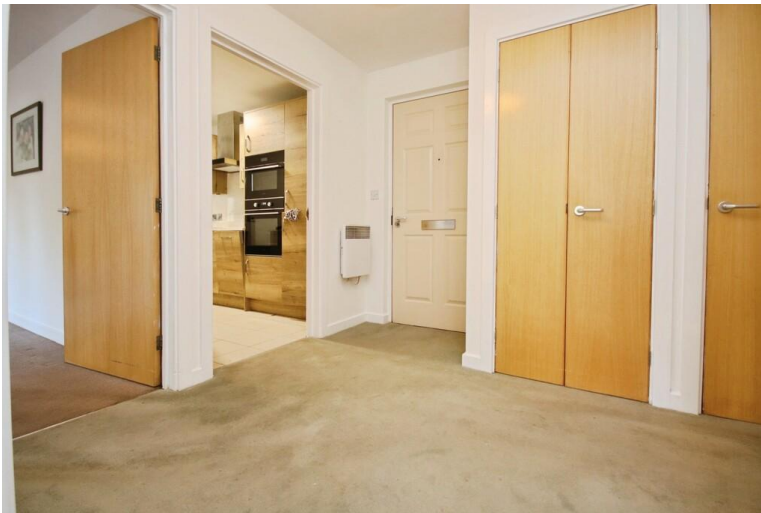
13' 10" x 9' 7" (4.22m x 2.92m) A well-proportioned double bedroom with electric radiator and window overlooking the front aspect.

BEDROOM 2

10' 2" x 7' 9" (3.1m x 2.36m) A further double bedroom with electric radiator and window.

BATHROOM

A spacious modern bathroom fitted with a suite comprising wash hand basin with vanity storage, WC and a large shower cubicle with electric shower, lino flooring, splashback tiling, chrome heated towel rail, extractor and wall-mounted electric heater.



OUTSIDE

A particular selling point of this ground-floor apartment is the private outdoor space. The lounge opens directly onto the property's own patio area and small lawned garden, providing a lovely space for outdoor seating, gardening or simply enjoying some fresh air. The development also benefits from allocated parking, secure coded access and attractive communal areas.

KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage. Electric heating.

EPC RATING – D.

COUNCIL TAX BAND – A (Lincoln City Council).

TENURE - Leasehold.

LEASEHOLD INFORMATION

Length of Lease - 1st April 2003

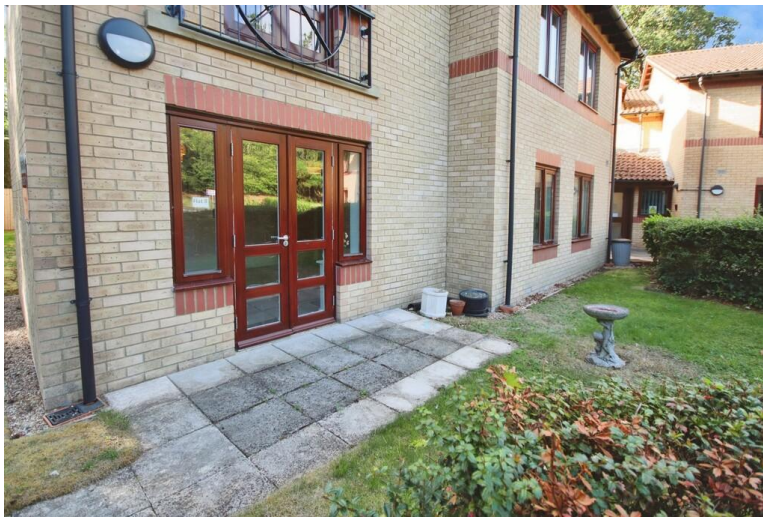
Years Remaining on Lease - 101 years

Annual Service Charge Amount - £2,736.00

Annual Service Charge Amount - £1,800.00

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





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

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<https://www.mundys.net/referrals/>

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

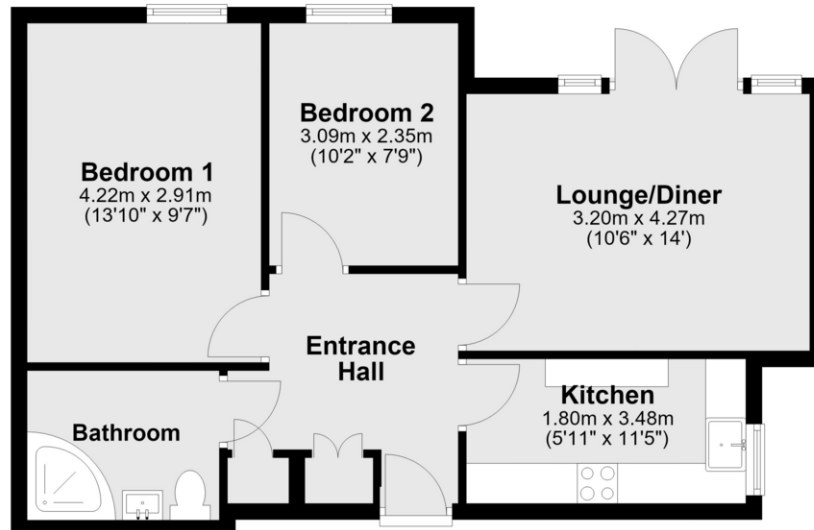
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 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 herein as not verified.

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Total area: approx. 53.5 sq. metres (575.9 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.



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