

15 The Pavilion

Lincoln, LN1 3AH

Book a Viewing!

£155,000

Spacious two bedroom first floor apartment situated within the highly sought after Uphill area of Lincoln. Offering well proportioned accommodation throughout, the property benefits from an open plan living arrangement, Juliet balcony, allocated parking and communal gardens, all within walking distance of Burton Road and the Cathedral Quarter. The accommodation comprises of an entrance hall, lounge, kitchen/diner, two double bedrooms, bathroom, communal gardens and allocated parking.





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LOCATION

The Pavilion occupies a sought-after position just off Burton Road within Lincoln's highly desirable Uphill area. The property enjoys easy access to an excellent range of independent cafés, restaurants, public houses, shops and everyday amenities that make Burton Road one of the city's most popular locations.

The historic Bailgate, Castle Square, Lincoln Castle and Lincoln Cathedral are approximately a 15-minute walk away, offering a superb selection of boutique shops, eateries and cultural attractions. Uphill Lincoln continues to be one of the most sought-after locations within the city due to its unique combination of period character, local amenities and convenient access to the city centre. Lincoln city centre, the University of Lincoln and railway station are all easily accessible, making the property an excellent choice for professionals, first-time buyers, downsizers and investors alike.

ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hall with laminate flooring, radiator and intercom entry system. The hallway provides access to all accommodation.









KITCHEN/DINER
13' x 8' (3.96m x 2.44m) A fitted kitchen incorporating a range of base and wall mounted cupboard units with complementary work surfaces. Features include a stainless steel sink with mixer tap, gas hob with extractor over, electric oven and integrated fridge/freezer. The room also benefits from laminate flooring, radiator, UPVC window to the rear aspect and ample space for a dining table.

LOUNGE
14' 9" x 10' 8" (4.5m x 3.25m) Flowing directly from the kitchen, the lounge provides a bright and spacious living area. Laminate flooring continues throughout, whilst double doors open onto a Juliet balcony. Further benefits include a radiator and useful built-in storage cupboard.

BEDROOM 1
11' 2" x 10' (3.4m x 3.05m) A double bedroom with UPVC window, radiator and built-in wardrobe storage.

BEDROOM 2
12' 1" x 6' 11" (3.68m x 2.11m) A second double bedroom with UPVC window and radiator.

BATHROOM
A spacious four piece suite comprising bath, separate shower cubicle with Mermaid-style wall boarding, WC and wash hand basin with built-in vanity storage. Further benefits include tiled splashbacks, vinyl flooring, radiator, extractor fan and frosted UPVC window.

OUTSIDE
Residents benefit from attractive communal gardens incorporating lawned areas and patio seating spaces. To the front of the development there is allocated parking for one vehicle, together with additional visitor parking.

LEASEHOLD INFORMATION
Length of Lease - TBC

Years Remaining on Lease - TBC

Annual Ground Rent - £TBC

Ground Rent Reviewed - TBC

Annual Service Charge Amount - £1,000 Approximately

Service Charge Reviewed - 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. Electric central heating.

EPC RATING – B.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

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



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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.

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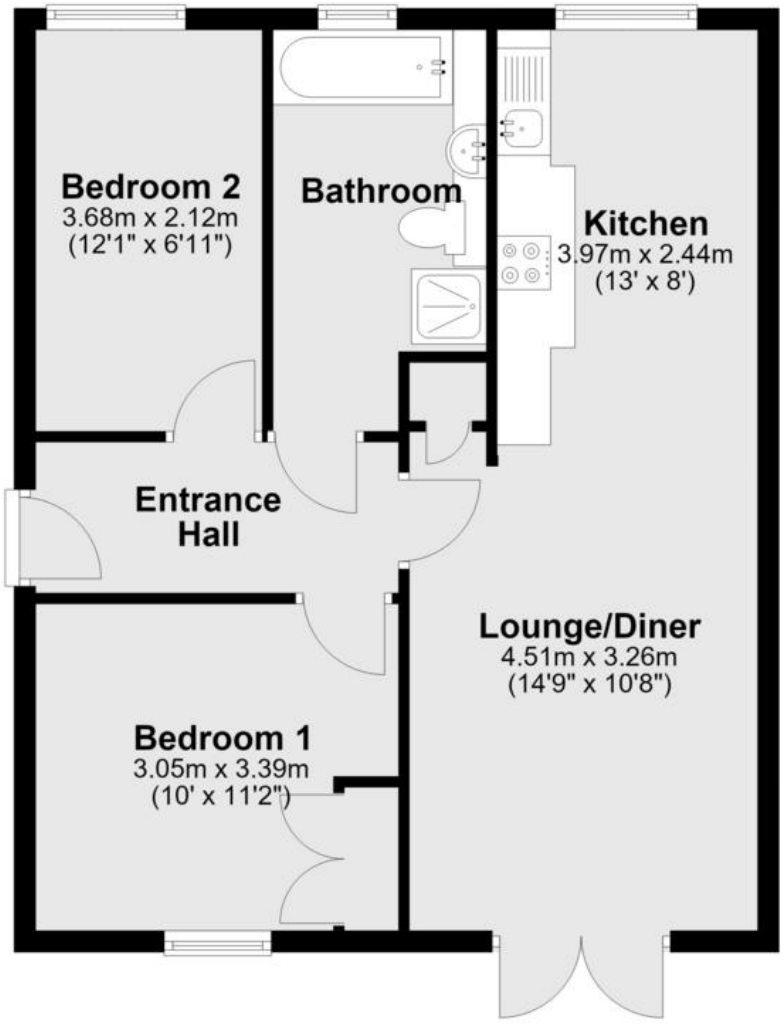
Ground Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



Total area: approx. 56.6 sq. metres (609.3 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 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.

The Property Ombudsman