



Apartment 12 Canwick Villas, South Park

Lincoln, LN5 8ES

£215,000

Canwick Villas is a modern development of 14 Apartments, situated within close proximity to Lincoln City Centre and the South Common. The Apartments benefit from communal parking, communal Entrance Hall with lift and secure video entry system. Apartment 12 is a Second Floor Apartment with well presented and spacious living accommodation to briefly comprise of Entrance Hall, Open Plan Kitchen and Living Area, Two Double Bedrooms, En-Suite to Principle Bedroom and Bathroom. The Apartment further benefits from gas central heating and double glazing. Viewing of this property is highly recommended. No Onward Chain.



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SERVICES

All mains services available. Gas central heating.

EPC RATING –B.

COUNCIL TAX BAND – B

LOCAL AUTHORITY - Lincoln City Council

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head South out of Lincoln over Pelham Bridge and on to Canwick Road. At the traffic lights proceed straight across on to the B1188, turning right on to South Park where the development can be located on the right hand side.

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 Bishop Grosseteste University.



LEASEHOLD INFORMATION

Length of Lease - 250 years from 2019.

Years remaining on Lease - 246 as at 2023.

Annual Ground Rent - N/A

Annual Service Charge Amount - £1,639.28 per annum.

Service Charge Reviewed - Annually in November with any revised payment due from the 1st of January.

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

ACCOMMODATION

COMMUNAL ENTRANCE

With main entrance door, built in double cupboard, radiator and Hikvision Video Intercom System.

ENTRANCE HALL

OPEN PLAN LIVING & KITCHEN AREA

28' 6" x 11' 9" (8.69m x 3.58m)

KITCHEN AREA

Fitted with a range of wall and base units with drawers and worksurfaces, integral fridge, freezer, dishwasher and washing machine, 1 ½ bowl sink and drainer, fitted oven and hob with extractor hood, cupboard housing the gas central heating boiler and double glazed window to side elevation.

LIVING AREA

With large double glazed window to rear elevation, radiator and TV, telephone and satellite points.

BEDROOM

16' 1" x 9' 5" (4.9m x 2.87m) With double glazed window to side elevation, fitted wardrobes with sliding doors and TV, telephone and satellite points.

EN-SUITE

With suite to comprise of fitted shower cubicle, WC and wash hand basin, towel radiator, fitted vanity cupboard, shaver point and inset spotlights.

BEDROOM

13' 7" x 13' 8" (4.14m x 4.17m) With double glazed window to rear elevation and radiator.

BATHROOM

With suite to comprise of bath with shower over, WC and wash hand basin, vanity cupboard, inset spotlights, shaver point, partly tiled surround and extractor fan.

OUTSIDE

Outside there is an allocated parking space.





WEBSITE

Our detailed website show 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 – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

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. Mundy's makes every effort to ensure these details are accurate, however they are 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 Mundy's 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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Ground Floor



29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

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.

