

111 Hawthorn Chase Lincoln



DRAFT DETAILS AWAITING VENDOR'S APPROVAL
£82,500

This is a ground floor flat situated in a popular residential location to the north of the city of Lincoln. The internal accommodation briefly comprises; Entrance Hall, Lounge, Dining Area, Inner Hallway, Kitchen, Two Bedrooms and Family Bathroom. Outside there is a separate garage in a block and communal gardens to the front and rear. The property is being sold with the added benefit of No Onward Chain.

Location

Particularly well located to the north of the Historic Cathedral and University City of Lincoln, with access to a wide range of amenities including shops, schooling, leisure facilities and public houses, and the Carlton Boulevard shopping precinct. Good road access and regular bus service into the city centre.

For more information about Lincoln, view our Mundys' Video Guide which can be viewed at:-

<http://mundys.net/area-guide/lincoln/>

Directions

Heading out of Lincoln along Wragby Road, pass Tesco superstore, continue over the traffic lights onto Bunkers Hill, continue along Bunkers Hill, turn right onto Hawthorn Road, turn left onto Hawthorn Chase, continue along then turn left and the property can be identified on the right hand side.

For satellite navigation purposes, please use the postcode LN2 4RF.

Or why not visit our website at <http://mundys.net/> and use the 'multi map' facility to see the directions on-line.

Services

Mains water, drainage and electricity. Night storage heating.

EPC Energy Rating = D.

Tenure

Leasehold.

999 year from May 1984. The lease figures should be checked carefully by a solicitor, all figures have been supplied by the vendor.

Ground Rent £10 per annum. Service Charge £926 per annum.

Viewings

By prior appointment through Mundys.

Note

These Property Particulars were revised on 3rd December 2014.

WEBSITE

Our detailed website shows all our properties available, and also gives extensive information on all aspects of moving home, local information and lots more. Access on www.mundys-uk.com

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, call in or visit our website for details of all our packages.

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, 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 purchase, please ask and we will be happy to assist.

Mundy & Co. 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:

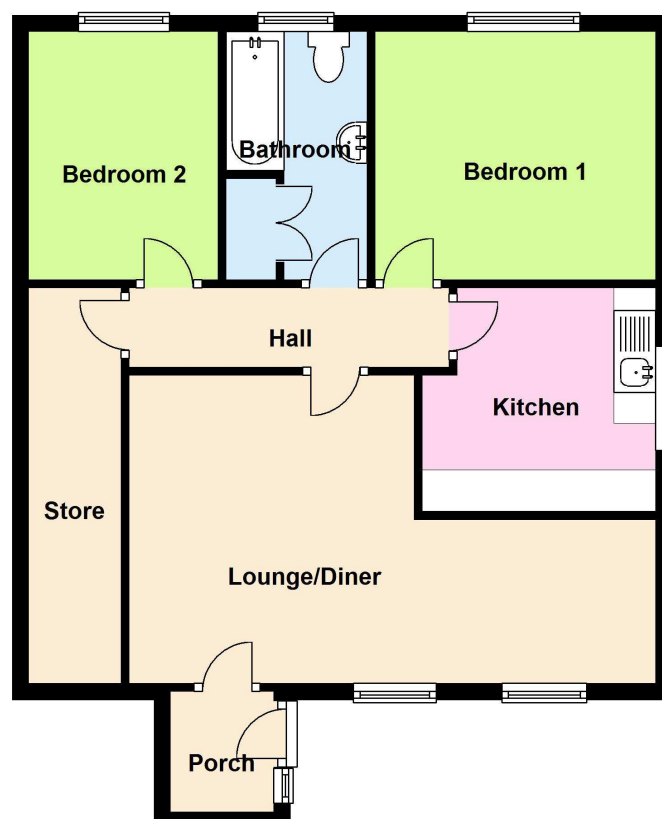
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy & Co. has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Accommodation

<u>Entrance Hall</u>	With uPVC door to the front elevation and door to the Lounge and Dining Area.
<u>Lounge</u>	Approx. 3.76m x 3.43m (12'4 x 11'3), with uPVC window to the front elevation, door to the Inner Hallway and coving to the ceiling.
<u>Dining Area</u>	Approx. 2.87m x 1.98m (9'5 x 6'6), with uPVC window to the front elevation, night storage heater, service hatch and coving to the ceiling.
<u>Inner Hallway</u>	With doors to all rooms and under stairs storage cupboard.
<u>Kitchen</u>	Approx. 2.79m x 2.74m (9'2 x 9'0), with uPVC window to the side elevation, range of wall and base units and drawers with work surfaces over, tiled splash backs, stainless steel sink unit with drainer, space for fridge freezer and space & plumbing for washing machine.
<u>Bedroom 1</u>	Approx. 3.33m x 3m (10'11 x 9'10), with uPVC window to the rear elevation.
<u>Bedroom 2</u>	Approx. 2.95m x 2.26m (9'8 x 7'5), with uPVC window to the rear elevation.
<u>Bathroom</u>	With uPVC window to the rear elevation, suite to comprise; bath with electric shower over, low level WC and hand wash basin, electric wall heater and airing cupboard housing the hot water cylinder.
<u>Outside</u>	To the front of the property there is a storage shed. There are communal gardens to the front and rear and a Single Garage in a block.

Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using The Mobile Agent.

Photograph Gallery

