



Greestone Mount, Lincoln LN2 1PS

welcome to

Greestone Mount, Lincoln

Being presented to the market with no onward chain, this well presented three bedroom apartment boasts a prime city centre location with open city views, oak flooring, spacious accommodation and off road parking.



This executive three bedroom upper floor apartment boasts spacious and well-presented accommodation throughout, a highly desirable city centre location and local access to a wealth of amenities including the historic Bailgate area and access to Lincoln Cathedral via the "Greestone Stairs".

Benefitting from solid oak flooring throughout, the bright and airy internal accommodation briefly comprises: a welcoming reception hall, spacious lounge with picture window and far reaching city views, modern fitted kitchen with some integral appliances, family room with window seating and bespoke media wall, inner hall, bay fronted main bedroom with dressing room and en suite, a further two double bedrooms and a family bathroom.

Outside, this property benefits from two allocated parking spaces and picturesque communal gardens. Early internal viewing is strongly advised to appreciate the space and location on offer.

Agent's Note-Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Reception Hall

Lounge

Kitchen

Family Room

Inner Hall

Main Bedroom

Dressing Room

En Suite

Bedroom Two

Bedroom Three

Bathroom

Outside

Agents Note



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welcome to

Greestone Mount, Lincoln

- WELL PRESENTED EXECUTIVE APARTMENT
- THREE DOUBLE BEDROOMS WITH BUILT IN STORAGE
- PRIME CITY CENTRE LOCATION
- COMMUNAL GARDENS TO THE REAR
- ACCESS TO LINCOLN CATHEDRAL VIA "GREESTONE STAIRS"

Tenure: Leasehold EPC Rating: D

Council Tax Band: F Service Charge: 4000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR124412 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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