



Flat 14, Ferguson House, Skellingthorpe
Road
Lincoln, Lincolnshire, LN6 0TH

Guide Price
£55,000

2 Bedroom Flat

- Leasehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Over 55's Apartment
- Situated on First Floor
- Lift & Stairs to First Floor
- Two Bedrooms
- Communal Landscaped Gardens
- Communal Parking
- Highly Sought After Location
- EPC Rating - D, Council Tax Ban d- A

[Click here to access the Energy Performance Certificate for Flat 14, Ferguson House, Skellingthorpe Road, Lincoln, Lincolnshire, LN6 0TH](#)



Overview

Modern Method Of Auction - T & C's Apply

A well-presented first-floor retirement apartment for the over-55s, ideally located within Ferguson House just off Skellingthorpe Road. The development is conveniently situated close to Hartsholme Country Park and offers excellent access to Lincoln City Centre.

The accommodation briefly comprises an entrance hall, spacious lounge diner, fitted kitchen, two bedrooms, and a shower room. Residents also benefit from a communal entrance with intercom system, residents' lounge, kitchenette, and lift access to all floors. Outside, there are attractive and well-maintained communal gardens and grounds. The property is offered for sale with no onward chain, and early viewing is highly recommended.



Ferguson House is positioned to the south of Lincoln and enjoys easy access to a wide range of local amenities, including shops, schools, a post office, and library. Hartsholme Country Park is nearby, while Lincoln City Centre can be easily reached via Tritton Road or the A46 bypass.

The historic Cathedral City of Lincoln offers an excellent range of high street shops, department stores, banking facilities, a multiplex cinema, marina, and art gallery. The renowned Steep Hill leads to the popular Uphill and Bailgate areas, known for their independent boutiques, cafés, and bistros, as well as Lincoln Castle, Lincoln Cathedral, and Bishop Grosseteste University.

SERVICES

Mains water, drainage and electric. Electric heating.

Length of Lease - 125 years

Years Remaining on Lease - 102 (lease end date 1st April 2128)

Service Charge Amount - £228.22 Monthly

Ground Rent - £150 per annum.

Service Charge and Ground Rent Reviewed - Annually.





Flat 14, Ferguson House, Skellingthorpe Road, Lincoln, Lincolnshire, LN6 0TH

Stones Lane, Skellingthorpe Road, Lincoln, LN6

Approximate Area = 639 sq ft / 59.3 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Pygott & Crone. REF: 1459970



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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Bianca van Tonder
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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is on the market with our Lincoln branch

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