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# MIR: Material Info

The Material Information Affecting this Property

**Thursday 29<sup>th</sup> August 2024**



**CABOURNE AVENUE, LINCOLN, LN2**

## Mundys

29 – 30 Silver Street Lincoln LN2 1AS

01522 510 044

tom.bell@mundys.net

www.mundys.net



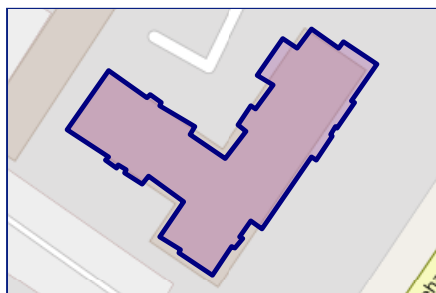
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## Freehold Title Plan



**LL151221**

## Leasehold Title Plan



**LL162989**

Start Date: 05/11/1998  
End Date: 01/09/2123  
Lease Term: 125 years from 1 September 1998  
Term Remaining: 99 years





## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	1	<b>Start Date:</b>	05/11/1998
<b>Floor Area:</b>	559 ft <sup>2</sup> / 52 m <sup>2</sup>	<b>End Date:</b>	01/09/2123
<b>Plot Area:</b>	0.36 acres	<b>Lease Term:</b>	125 years from 1 September 1998
<b>Year Built :</b>	1998	<b>Term Remaining:</b>	99 years
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,461		
<b>Title Number:</b>	LL162989		

## Local Area

<b>Local Authority:</b>	Lincolnshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>4</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



# Property EPC - Certificate



Cathedral View Court, Cabourne Avenue, LN2

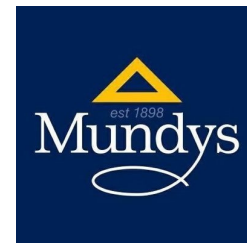
Energy rating

**C**

Valid until 12.02.2029

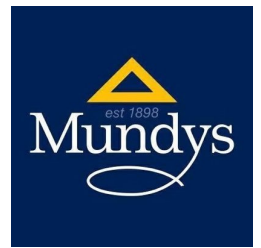
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70   c	78   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property EPC - Additional Data



## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	2nd
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 150 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	52 m <sup>2</sup>



## Property Lease Information

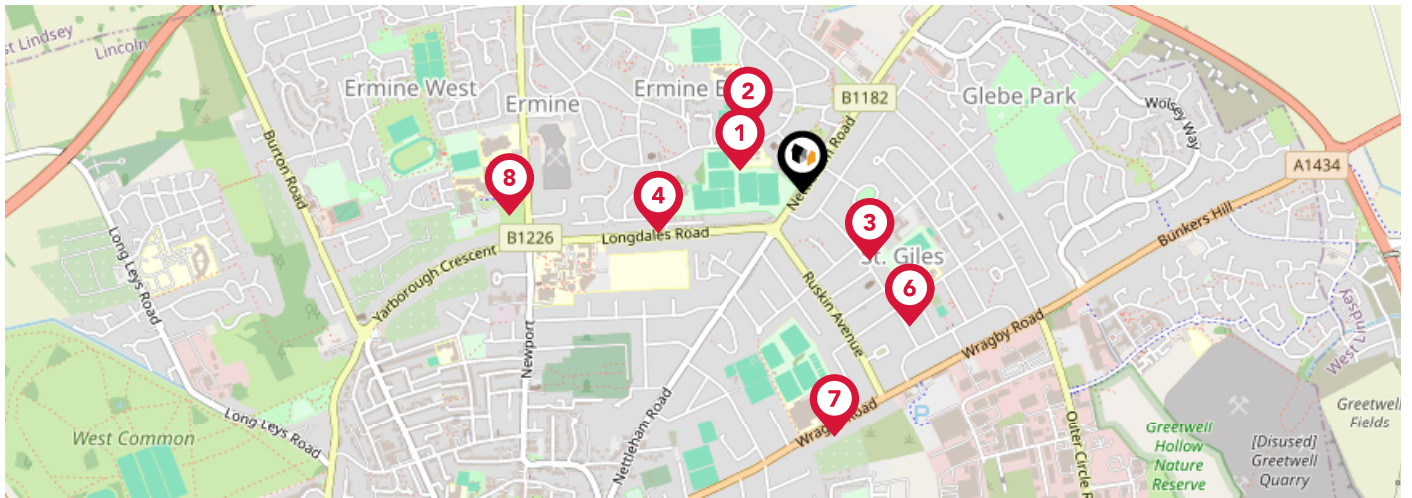
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Maintenance Charge: £1362.82 Per 6 months

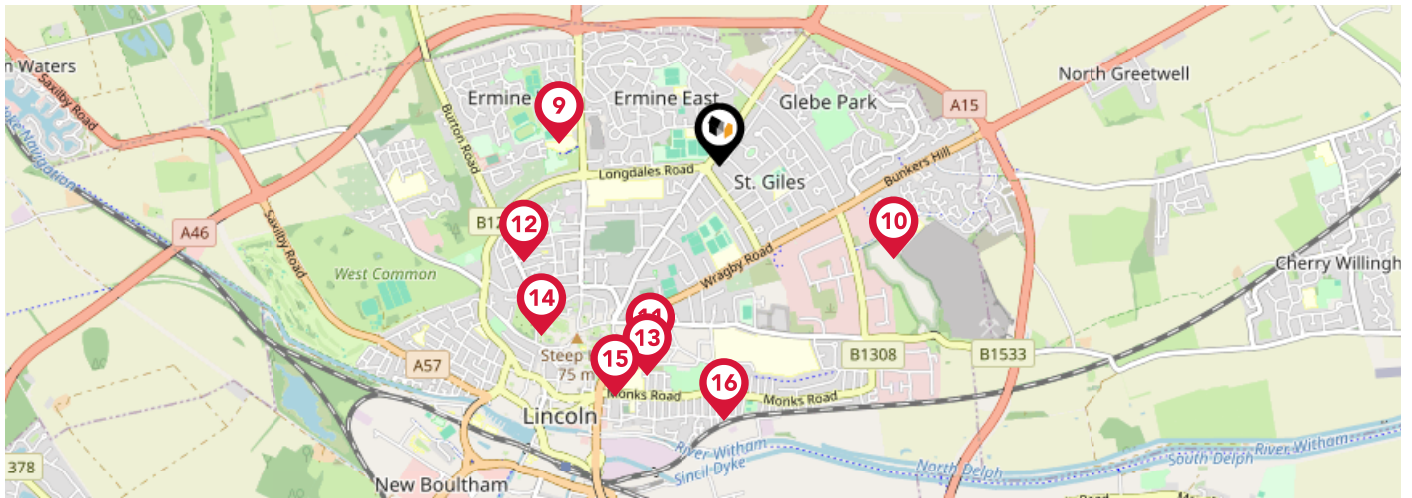
Service Charge: £280.47 Per 6 months

All figures should be checked with your solicitor prior to exchange of contract & completion





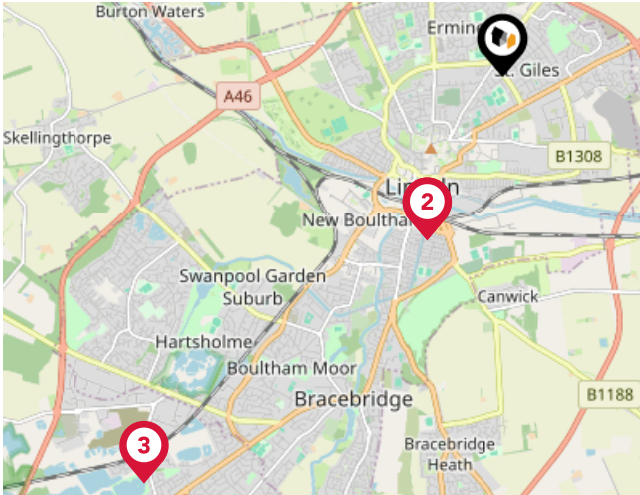
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Our Lady of Lincoln Catholic Primary School A Voluntary Academy</b> Ofsted Rating: Good   Pupils: 204   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Ermine Primary Academy</b> Ofsted Rating: Good   Pupils: 393   Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Springwell Alternative Academy Lincoln</b> Ofsted Rating: Good   Pupils: 48   Distance:0.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Castles Education</b> Ofsted Rating: Inadequate   Pupils: 93   Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>The Lincoln St Giles Nursery School</b> Ofsted Rating: Outstanding   Pupils: 112   Distance:0.38	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>St Giles Academy</b> Ofsted Rating: Requires improvement   Pupils: 405   Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Lincoln Christ's Hospital School</b> Ofsted Rating: Good   Pupils: 1286   Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Lincoln Castle Academy</b> Ofsted Rating: Not Rated   Pupils: 680   Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>The St Francis Special School, Lincoln</b> Ofsted Rating: Outstanding   Pupils: 161   Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Carlton Academy</b> Ofsted Rating: Outstanding   Pupils: 421   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Lincoln St Peter-in-Eastgate Church of England (Controlled) Infants School</b> Ofsted Rating: Requires improvement   Pupils: 89   Distance:0.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mount Street Academy</b> Ofsted Rating: Outstanding   Pupils: 318   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Minster School</b> Ofsted Rating: Not Rated   Pupils: 473   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westgate Academy</b> Ofsted Rating: Good   Pupils: 430   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln UTC</b> Ofsted Rating: Good   Pupils: 369   Distance:1.13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lincoln Monks Abbey Primary School</b> Ofsted Rating: Good   Pupils: 594   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

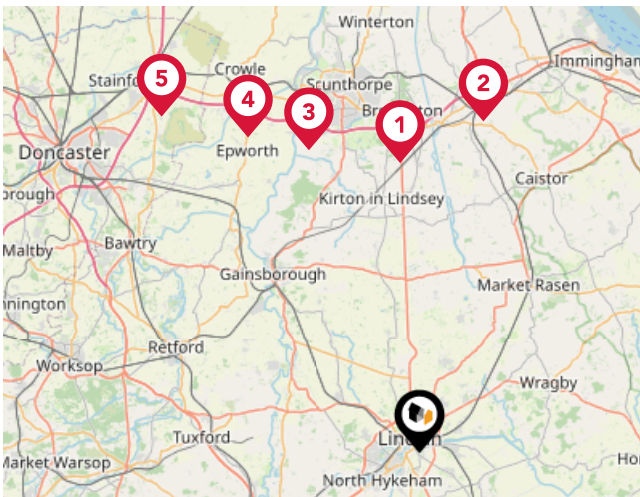


# Area Transport (National)



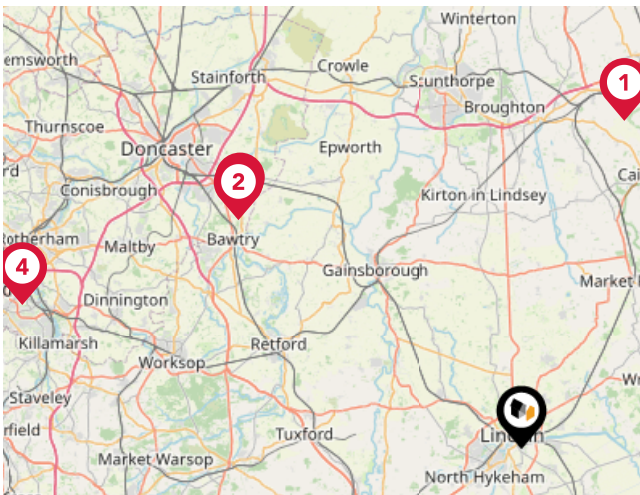
## National Rail Stations

Pin	Name	Distance
1	Rail Station	1.6 miles
2	Lincoln Central Rail Station	1.6 miles
3	Hykeham Rail Station	4.82 miles



## Trunk Roads/Motorways

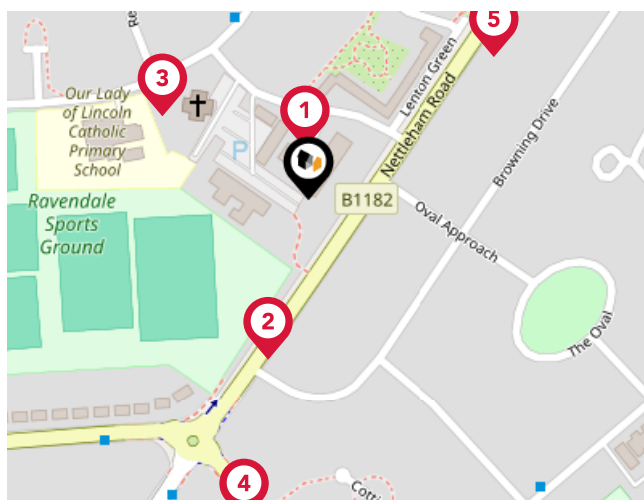
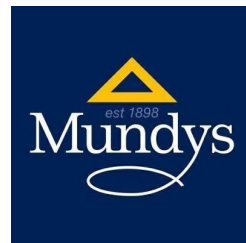
Pin	Name	Distance
1	M180 J4	20.59 miles
2	M180 J5	23.81 miles
3	M180 J3	22.84 miles
4	M180 J2	25.39 miles
5	M180 J1	29.95 miles



## Airports/Helipads

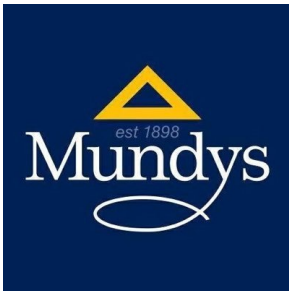
Pin	Name	Distance
1	Humberside Airport	24.33 miles
2	Robin Hood Doncaster Sheffield Airport	25.8 miles
3	Robin Hood Doncaster Sheffield Airport	25.96 miles
4	Sheffield City Airport	36.95 miles

# Area Transport (Local)



## Bus Stops/Stations

Pin	Name	Distance
1	Health Centre	0.03 miles
2	Footpath To Health Centre	0.09 miles
3	Cabourne Avenue	0.09 miles
4	Nettleham Road	0.18 miles
5	Outer Circle Drive	0.13 miles



## Mundys

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The original firm, Mundy & Co, was founded in 1898. Current consultant and former Senior Partner, Philip Barnatt, and fellow partner Simon Bentley, took over the company in 1996 inheriting a small Management Department and Survey and Commercial Sections.

The new Partnership rebranded as Mundys, retaining all departments but also setting up a specialised Residential Estate Agency. Mundys aim to offer all our clients and customers the highest quality customer service and exceed the industry standards.

We are very proud, and it is a testament to our fantastic staff, that we have achieved numerous awards over recent years.



## Tom Bell

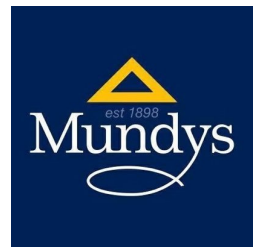
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### ASSOCIATE & VALUER

Lincolnshire born and educated. Tom has over 15 years' experience in residential sales and is responsible for residential sales valuations. Tom is also a Qualified Associate of the Guild of Estate Agents.

07530 363235

TOM.BELL@MUNDYS.NET



## Testimonial 1



Mundys have been wonderful. We will recommend them to anyone thinking of moving  
- MR AND MRS GHEST

## Testimonial 2



A huge thank you to you Emily and all of the Lettings Team for all your hard work in re-letting my apartment.  
Please pass on my regards and thanks to all.  
Again another superb performance from Mundys  
MR FAHEY

## Testimonial 3



Very satisfied with survey and would use again. I was impressed with how the Surveyor also telephoned me  
to run through his report with me.  
MRS HARDWICKE



/Mundysuk



/mundysuk



/mundysuk

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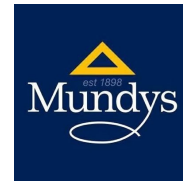


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