



19 Cathedral View, Newark Road

Aubourn, Lincoln, LN5 9EJ



Book a Viewing!

£77,000

A well-presented two bedroom park home positioned in this popular residential over 50s development, located just off the Lincoln A46 between Lincoln and Newark. The property has internal accommodation to briefly comprise of Entrance Hallway, Open Plan Living Dining and Kitchen Area, two Bedrooms (one of which is currently being used as a Dressing Room) and a Shower Room. Outside there is a sun terrace to the front and side and a patio area. There is also the benefit of off road parking for vehicles. Viewing of this property is highly recommended.



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SERVICES

All mains services available. Gas central heating.

COUNCIL TAX BAND – A

LOCAL AUTHORITY - North Kesteven District Council

VIEWINGS - By prior appointment through Mundys.

LOCATION

Cathedral View Park is located just off the A46 and is approximately 7.5 miles from Lincoln City Centre and 11.5 miles from the Market Town of Newark. The property has a private gated entrance and access to two fishing lakes (for residents use only). The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.

GROUND RENT INFORMATION

Ground Rent - £230 pcm

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

On resale purchasers must be aware that 10% commission will apply under the terms of the Mobile Homes Act, payable to the Site Owner by the Vendor. Park Rules and Regulations are available upon request.

ACCOMMODATION

ENTRANCE HALL

With main entrance door, radiator and leading to the fitted kitchen area.

Approx Gross Internal Area
48 sq m / 512 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shabby 360.

LIVING/DINING & KITCHEN AREA

20' 3" x 12' 9" (6.17m x 3.89m)

Kitchen Area - fitted with a range of wall, base units and drawers with work surfaces over, sink unit and drainer, UPVC window, a range of integrated appliances incorporating oven and microwave.

Living/Dining Area - with UPVC French/patio doors to the sun terrace, air-conditioning unit, inset spotlights and UPVC windows to the side elevation.

BEDROOM

12' 0" x 8' 0" (3.66m x 2.44m), with a range of fitted wardrobes and storage cupboards above, UPVC window and radiator.

DRESSING ROOM/BEDROOM

8' 1" x 6' 11" (2.46m x 2.11m), with a range of fitted wardrobes, inset spotlights and UPVC window to the side elevation.

SHOWER ROOM

7' 7" x 4' 6" (2.31m x 1.37m), with suite to comprise of fitted shower cubicle, wash hand basin with fitted vanity units below and a WC, UPVC window and radiator.

OUTSIDE

There is a raised sun terrace to the front and side elevations with steps leading to the side entrance door. There is also an enclosed patio/garden area. The property also benefits from off road parking for vehicles and an outside shed/store.

NOTE - The vendor has advised that the TVs, sofa, blinds and air-conditioning unit will be staying as a condition of the sale.

WEBSITE

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray 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, J Walter and Callum Lyman 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.

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

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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 roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys 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 Mundys 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 here in as not verified.

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