



1 Cathedral View Court, Cabourne Avenue Lincoln, LN2 2GF

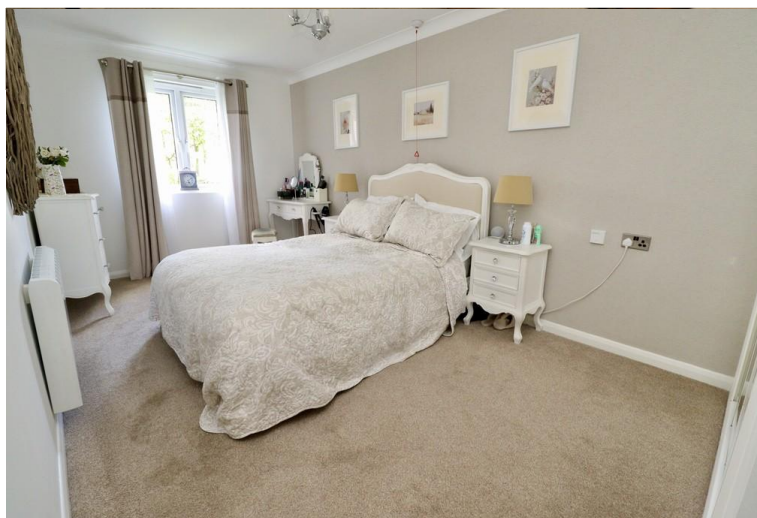


Book a Viewing!

£117,500

An immaculate and modernised one bedroomed ground floor apartment situated in this popular retirement development for the over 55's and located in the Uphill Area of Lincoln. The property is located just off Nettleham Road with easy access to Lincoln City Centre, Bailgate and Cathedral Quarter. Internally the property offers beautiful living accommodation briefly comprising of Hallway, Lounge with a door giving direct access to the communal gardens, modern Kitchen, Double Bedroom and a stylish Shower Room. There is an emergency pull cord system in operation and there are communal areas which briefly comprise of a Residents' Lounge, Guest Suite, Laundry Room and other further facilities. The complex is accessible for wheelchairs and there is a bus stop approximately 50 yards away from the front entrance. Outside there are well maintained communal gardens and permit parking. Viewing is highly recommended.





SERVICES

Mains electricity, water and drainage. Electric central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Cathedral View Court is located just off Nettleham Road, in this very popular area of Lincoln. There is a medical centre and amenities located adjacent to the development and further local amenities including supermarkets, Bailgate and Central Lincoln close by.

LEASEHOLD INFORMATION

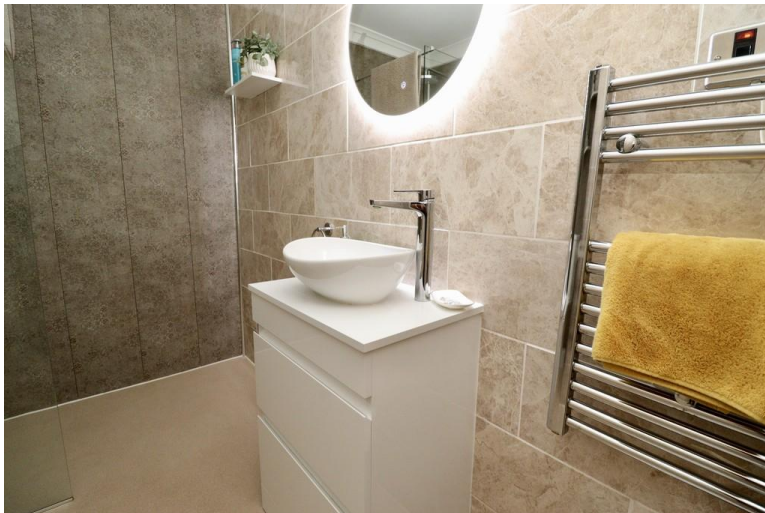
Length of Lease – 125 Years

Years Remaining on Lease – 99 Years

Annual Ground Rent – £560.94

Annual Service Charge Amount - £3,096.32

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



COMMUNAL AREAS

With a secure intercom, residents Lounge Area, Utility/Laundry room, lifts rising to First Floor Landing and giving access to the Inner Hallway. The complex also benefits from a Guest Suite.

ACCOMMODATION

HALL

With intercom system and storage cupboard.

LOUNGE

14' 2" x 12' 3" (4.34m x 3.74m) With double glazed window and door to the communal gardens, electric fire set within a feature fireplace and two oil filled electric radiators.

KITCHEN

8' 10" x 7' 8" (2.71m x 2.36m) Fitted with a stylish range of wall and base units with work surfaces over, 1½ bowl sink with side drainer and mixer tap over, eye level electric oven, induction hob with extractor fan over, integrated fridge and freezer and double glazed window.

BEDROOM

17' 6" x 8' 8" (5.35m x 2.65m) With double glazed window, fitted wardrobes and oil filled electric radiator.

SHOWER ROOM

Fitted with a stylish three piece suite comprising of walk-in shower cubicle, close coupled WC and wash hand basin in a vanity style unit with storage beneath, chrome towel radiator, shaver point and part tiled walls.

OUTSIDE

There are well-maintained and pleasant communal gardens and there are parking spaces for permit holders to the front of the apartments. The property benefits from direct access to the gardens.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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 or call into one of our offices or visit our website for more details.

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 thoroughly 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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

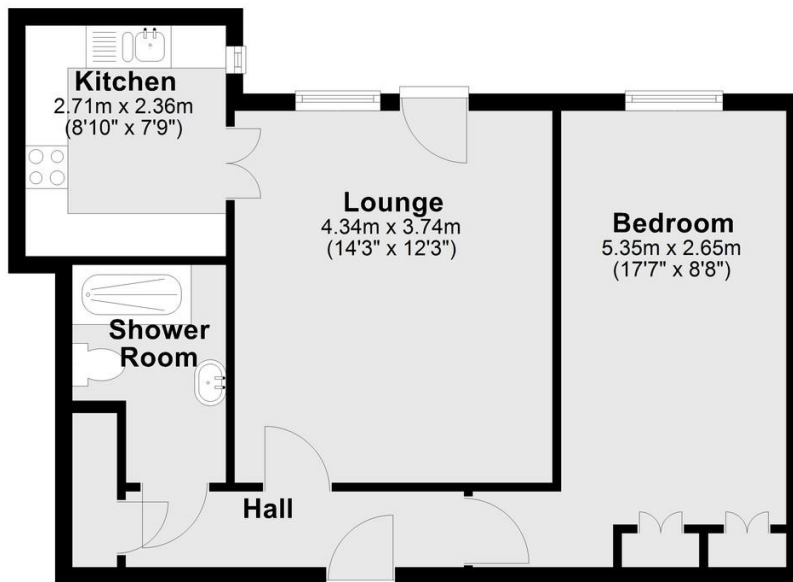
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 herein as not verified.

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Ground Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



Total area: approx. 48.2 sq. metres (518.4 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

