



53 Cathedral View, Cabourne Avenue

Lincoln, LN2 2GF



Book a Viewing!

£65,000

A beautifully presented one bedroom top floor retirement apartment, situated within the highly regarded Cathedral View Court development, exclusively for the over-55s. Offered for sale with no onward chain, the property provides a wonderful opportunity to enjoy secure, independent living within a welcoming community setting, while benefiting from a range of excellent on-site facilities and support services. Positioned on the top floor and accessed via both lift and staircase, the apartment offers bright and well-maintained accommodation throughout. Cathedral View Court is renowned for its friendly atmosphere and superb communal amenities, including a residents' lounge, laundry facilities, guest suite for visiting family and friends, beautifully maintained communal gardens and resident parking. For additional peace of mind, the development benefits from a secure entry system, emergency call service and on-site management support. Ideally located on Cabourne Avenue, the development enjoys convenient access to a range of local amenities, shops and public transport links, while Lincoln's historic Cathedral Quarter and city centre are within easy reach. Combining comfort, convenience and community living, this apartment is perfectly suited to those seeking a low-maintenance home in a secure and established retirement development.





LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

ACCOMMODATION

ENTRANCE HALL

A spacious and welcoming entrance hall providing access to all rooms. Featuring an intercom entry system and a generous built-in storage cupboard housing the hot water cylinder, with extensive shelving providing excellent storage solutions.

LOUNGE/DINER

19' 8 max" x 11' 1" (5.99m x 3.38m) A bright and spacious reception room offering ample space for both living and dining furniture. A large window provides pleasant natural light, while an attractive electric stove-style fire creates a focal point within the room. Double glazed panelled doors lead directly through to the kitchen, creating a sociable yet separate layout. Electric radiator and emergency pull cord.



KITCHEN

7' 10 max" x 7' 8 max" (2.39m x 2.34m) Fitted with a range of wall and base units complemented by laminate work surfaces and tiled splashbacks. The kitchen incorporates a stainless steel sink with hot and cold mixer tap, eye level electric oven, electric hob with extractor above, integrated dishwasher and washing machine/dryer. Finished with lino flooring and designed to provide practical, low maintenance living.

BEDROOM

15' 7 max" x 8' 8" (4.75m x 2.64m) A generous double bedroom with built-in mirrored sliding door wardrobes providing excellent storage. Electric radiator and emergency pull cord.



BATHROOM

A modern and well appointed bathroom fitted with a walk-in accessible bath featuring an electric shower attachment, WC and wash hand basin set within a vanity storage unit. Additional features include mermaid board wall panelling, tiled splashbacks, extractor fan, mirror, grab rails, hot and cold mixer tap and lino flooring.

KEY FACTS FOR BUYERS

SERVICES

Mains electricity, water and drainage. Electric heating.

EPC RATING – to follow.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

LEASEHOLD

Length of Lease - Approx 125 years

Years Remaining on Lease - 100 years remaining

Annual Ground Rent Amount - Approx. £600

Annual Service Charge Amount - Approx. £2,800

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



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

<https://www.mundys.net/referral-fee/>

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

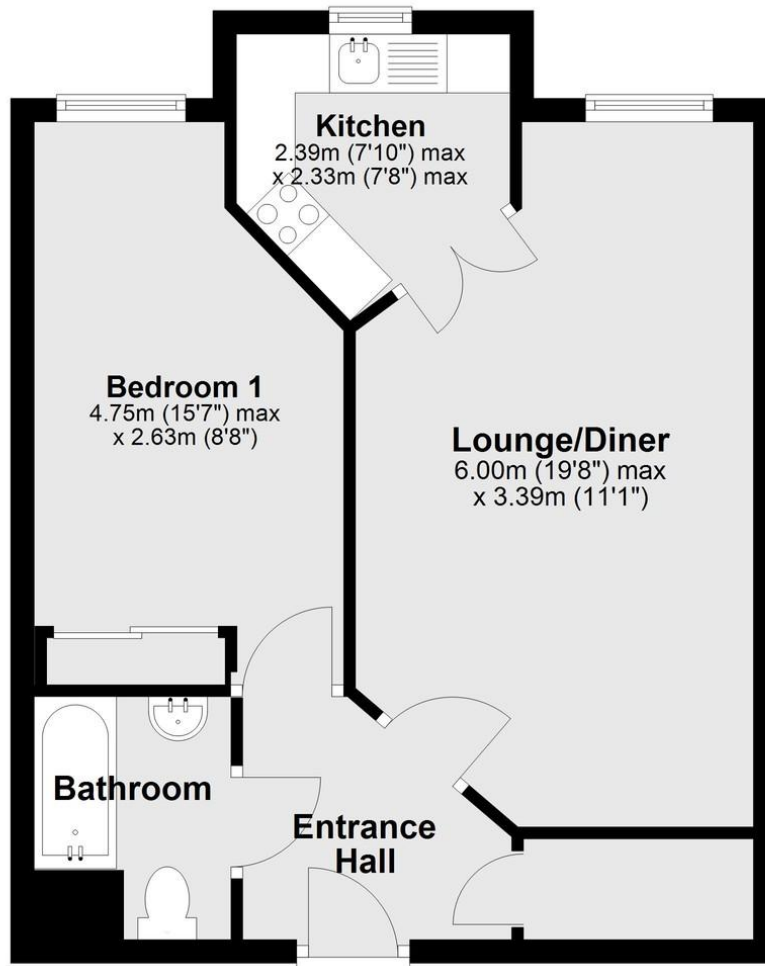
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 Mundy's 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. 44.3 sq. metres (477.2 sq. feet)



Total area: approx. 44.3 sq. metres (477.2 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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.



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