



## 3 Cathedral View Court, Cabourne Avenue

Lincoln, LN2 2GF

**£79,950**

NO ONWARD CHAIN - A well presented and modern 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 living accommodation to briefly comprise of Hallway, Lounge Diner with a door leading to the communal gardens, Kitchen, Double Bedroom and a 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 communal gardens and permit parking.



**SERVICES**

Mains electricity, water and drainage.  
Electric central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – A**

**LOCAL AUTHORITY - Lincoln City Council**

**TENURE – Leasehold**

**ADDITIONAL INFORMATION**

Length of Lease - TBC

Years Remaining on Lease - TBC

Estate Management Fee-approx. £280.47 per annum

Service Charge-approx. £1,362.81 every six months

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

**VIEWINGS -** By prior appointment through Mundys.



## DIRECTIONS

Head North out of Lincoln along Yarborough Road and turn left on to Cabourne Avenue and the complex can be located on the left hand side.

## 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 Bishop Grosseteste University.

## ACCOMMODATION

### ENTRANCE HALL

With storage cupboard.

### LOUNGE/DINER

24' 11" x 19' 6" (7.6m x 5.96m) With two double glazed windows, door to the garden, feature fireplace and electric storage heater.

### KITCHEN

7' 2" x 6' 11" (2.2m x 2.13m) Fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, tiled splashbacks, eye level electric oven, electric hob with extractor fan over, spaces for fridge and washing machine and double glazed window.

### BEDROOM

14' 7" x 8' 10" (4.47m x 2.7m) With double glazed window, double storage cupboard and electric storage heater.

### SHOWER ROOM

6' 11" x 5' 6" (2.13m x 1.69m) Fitted with a three-piece suite comprising of shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls and radiator.

### OUTSIDE

The property benefits from the use of communal 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](http://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 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 and J Walter 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.

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

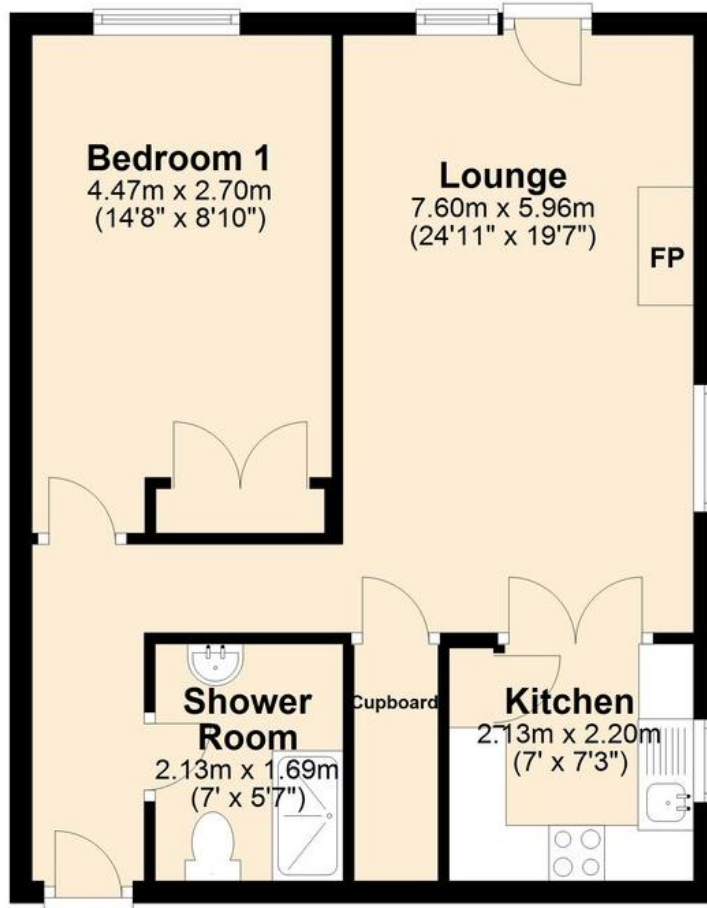
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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. 45.3 sq. metres (487.6 sq. feet)



Total area: approx. 45.3 sq. metres (487.6 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

