



12 Minster Court

Bracebridge Heath, Lincoln, LN4 2TS

£155,000

A ground floor two bedroomed apartment located in this popular retirement complex of Minster Court, within the popular village of Bracebridge Heath. The apartment is within easy walking distance to a wide range of local facilities and there are also regular bus services into Lincoln and Grantham. The property has internal accommodation to comprise of Entrance Hallway, two well-appointed Bedrooms with a Dressing Room to Bedroom 1, newly fitted Wet Room, modern fitted Kitchen with a range of fitted appliances and Lounge. Viewing of this property is highly recommended.



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SERVICES

Mains electricity, water and drainage. Gas central heating.

EPC RATING – C

COUNCIL TAX BAND – C

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Leasehold.

Years Remaining on Lease - 73 years

Annual Service Charge Amount - approx. £7,966.32 per year

Service Charge Reviewed - Annually in April

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

Leaving Lincoln on the A15 taking London Road towards Bracebridge Heath, turn left onto Canwick Avenue and proceed along. Turn right onto Lichfield Road, then right onto York Avenue and the complex is found at the end of the cul de sac.

LOCATION

Well located in the popular medium sized village of Bracebridge Heath which lies approximately two miles South of Lincoln. Bracebridge Heath has its own shops and village amenities, local schooling and easy access to the South of Lincoln City Centre where there are superstores, supermarkets and leisure amenities.



ACCOMMODATION

INNER HALLWAY

With door to the front aspect, radiator and doors to two bedrooms, wet room and lounge and fitted cupboard.

BEDROOM 1

12' 4" x 10' 7" (3.77m x 3.23m), with UPVC window to the front aspect, radiator, fitted cupboard and walk-in dressing room.

DRESSING ROOM

4' 11" x 7' 1" (1.50m x 2.17m), with a range of shelving.



BEDROOM 2

10' 6" x 8' 7" (3.22m x 2.64m), with UPVC window to the front aspect and radiator.

WET ROOM

11' 3" x 8' 0" (3.45m x 2.44m), with suite to comprise of wet room shower, WC and wash hand basin, towel radiator and further radiator.

LOUNGE

13' 1" x 16' 5" (4.00m x 5.01m), with UPVC windows to the rear aspect with views over the communal gardens, radiator and fireplace with electric fire.



KITCHEN

10' 7" x 8' 0" (3.23m x 2.44m), with UPVC window to the rear aspect, fitted with a range of modern base units and drawers with work surfaces over, sink unit and drainer, integral oven, hob, washer/drier, wall mounted cupboards with complementary tiling below.

OUTSIDE

There are well kept communal gardens.



WEBSITE

Our detailed website show 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 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.

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

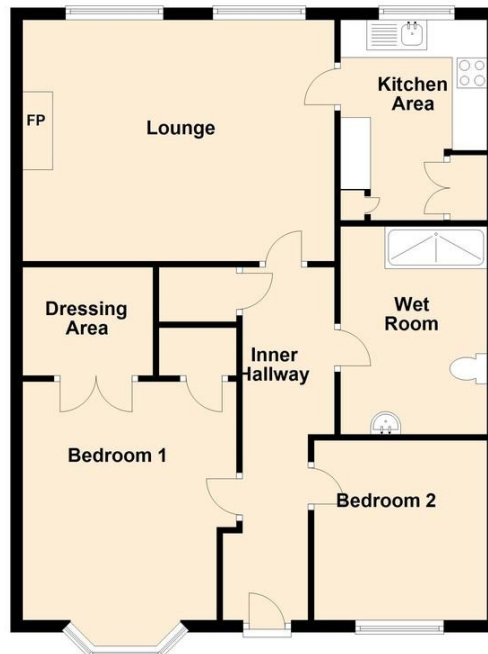
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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Ground Floor

Approx. 75.5 sq. metres (812.3 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 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.

