



38 Cathedral View Court, Cabourne Avenue

Lincoln, LN2 2GF

£65,000

A well-presented First Floor Apartment situated in this popular retirement development for the over 55's in the Uphill area of Lincoln, with easy access to Lincoln City Centre, the Bailgate and Cathedral Quarter. The apartment has living accommodation briefly comprising of Entrance Hallway, Lounge Diner, fitted Kitchen, Double Bedroom and a Shower Room. There is an emergency pull cord system in operation and there are communal areas which include 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. The property is being sold with No Onward Chain.



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SERVICES

All mains services available. Electric heating.

EPC RATING – B

COUNCIL TAX BAND – TBC

LOCAL AUTHORITY - TBC

TENURE - Freehold.

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 - TBC

Years Remaining on Lease - TBC

Annual Ground Rent - TBC

Ground Rent Reviewed - TBC

Annual Service Charge Amount - approx. £2,000

Service Charge Reviewed - TBC

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 system, Residents Lounge Area, Utility/Laundry Room and lifts rising to First Floor Landing and giving access to the Inner Hallway. The complex also benefits from a Guest Suite.

ENTRANCE HALL

With storage cupboard and intercom system.

LOUNGE DINER

19' 9" x 10' 7" (6.03m x 3.23m), with double glazed window and electric storage heater.

KITCHEN

7' 7" x 4' 9" (2.32m x 1.45m), fitted with a range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, eye-level electric oven, electric hob with extractor fan over, space for a fridge freezer, tiled splashbacks and double glazed window.

BEDROOM

15' 8" x 9' 2" (4.78m x 2.8m), with double glazed window, fitted wardrobes and electric storage heater.

SHOWER ROOM

With a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity-style unit, tiled walls and chrome towel radiator.

OUTSIDE

There are well-maintained and pleasant communal gardens and parking spaces for permit holders to the front of the apartments.

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 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 roughly checked.

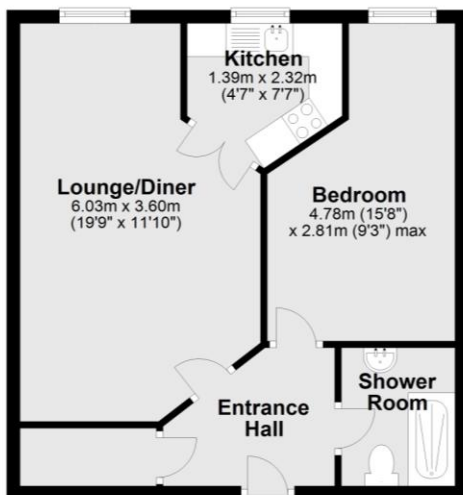
GENERAL

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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Ground Floor
Approx. 45.3 sq. metres (487.8 sq. feet)



Total area: approx. 45.3 sq. metres (487.8 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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.



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