



## 55 Cathedral View Court, Cabourne Avenue

Lincoln, LN2 2GF

**£140,000**

A McCarthy & Stone purpose-built spacious two bedroom second floor apartment located in this popular development for the over 55s. The development is situated in a popular North City location and benefits from UPVC double glazing and electric heating. The well-presented and spacious living accommodation briefly comprises of Communal Entrance Hall with lift access to all floors, Main Entrance Hall, Lounge, fitted Kitchen with integral appliances, two Bedrooms with En-suite to the Master Bedroom and Bathroom. There is an emergency pull cord alarm system in operation and other communal facilities which briefly include Residents Lounge, Guest Suite, Laundry and other facilities. The apartment has been well-maintained and viewing is highly recommended.



## Cabourne Avenue, Lincoln, LN2 2GF

### SERVICES

Mains, electricity, water and drainage. Electric Heating.

### EPC RATING – D

### COUNCIL TAX BAND – B

**LOCAL AUTHORITY** – Lincoln City Council.

**TENURE** - Leasehold.

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

### 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.

Annual half yearly service and ground rent charges.

Length of Lease - 125 years from the 26th August 1999.

First Port Management - £2044.22 half yearly.

Estates and Management - £359.94 half yearly.

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

**MAIN ENTRANCE HALL** With main entrance door, electric radiator, coving to ceiling, airing cupboard housing the hot water cylinder and smoke alarm.

**LOUNGE** 6.93m x 3.28m (22'9 x 10'9), with UPVC window to the front elevation with fitted blind and dust blind, electric fire with surround, electric radiator, TV point, emergency pull cord and coving to ceiling.

**KITCHEN** 2.39m x 2.31m (7'10 x 7'7), fitted with a range of wall, base units and drawers with work surfaces over, ceramic sink unit and drainer, fitted Bosch single oven and built-in Bosch microwave combination oven (currently not working), integrated fridge freezer, fitted Bosch induction hob, under cupboard electric heater, fitted washer dryer, extractor fan, corner pull out carousel units and UPVC window to the front elevation with fitted blind and dust blind.

**BEDROOM 1** 5.33m x 2.79m (17'6 max x 9'2), with UPVC window to the front elevation with fitted blind, dust blind and views towards the Cathedral, two UPVC windows to the side elevation with fitted blinds, one with a dust blind, a range of fitted wardrobes, drawers and overhead cupboards, lighting and two electric radiators.

**EN-SUITE** With suite to comprise of fitted shower cubicle, WC, wash hand basin with vanity unit, extractor fan, electric wall heater, electric towel radiator and vanity mirror with sensor lights and shaver socket.

**BEDROOM 2** 3.99m x 2.74m (13'1 x 9'0), with UPVC window to the front elevation with fitted blind and dust blind, electric heater, emergency pull cord and a range of fitted wardrobes, overhead cupboards and bedside drawers.

**BATHROOM** With suite to comprise of bath with shower over, WC and wash hand basin with vanity unit, extractor fan, vanity mirror with sensor lights and shaver socket, emergency button and electric wall heater.

**OUTSIDE** There are pleasant and well-maintained 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)

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#### 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

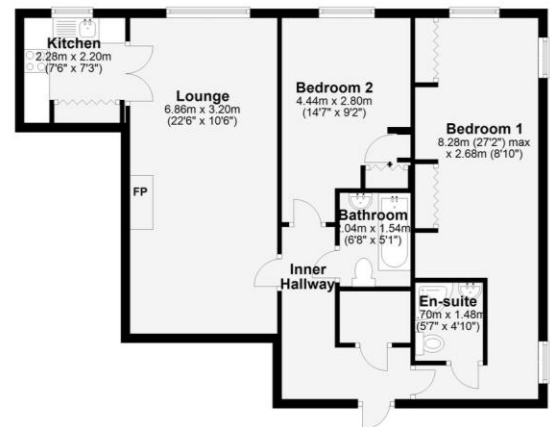
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#### Ground Floor

Approx. 74.4 sq. metres (801.0 sq. feet)



Total area: approx. 74.4 sq. metres (801.0 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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22 Queen Street  
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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 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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