



15 St. Claires Court

Lincoln, LN6 0QT

£117,600

A one bedroomed bungalow located in the popular over 55s warden controlled retirement development of St. Claires Court, which is situated just off Birchwood Avenue, to the South of the City of Lincoln. The property is close to a wide range of local shops and facilities, bus service and Birchwood Shopping Centre. The internal living accommodation briefly comprises of Entrance Hallway, Lounge, Kitchen, Conservatory/Rear Porch, Bedroom and Shower Room. Outside there are communal gardens and the property is being sold with added benefit of No Onward Chain.

St. Claires Court, Lincoln, LN6 0QT



SERVICES

Mains Electricity, water and drainage. Electric storage heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Located within the popular retirement development of St Claires Court, situated just off Birchwood Avenue and within a short walking distance of the Doctor's Surgery and the Birchwood Shopping Centre where there are a range of shops and amenities.

SERVICE CHARGE

The Service Charge is £180 per calendar month (Invoice Period - February - Month 11 of 12), which includes a daily visit from the Warden, use of the communal room and maintenance of the communal areas and garden.



Please note that the Service Charge should be checked with your Solicitor prior to the Exchange of Contracts and completion.

Please note that no pets are allowed on the retirement development.

ACCOMMODATION

ENTRANCE HALLWAY

With UPVC door to the front aspect, doors to the lounge, shower room and the airing cupboard housing the hot water cylinder.

FAMILY SHOWER ROOM

5' 7" x 7' 9" (1.7m x 2.36m), with UPVC window to the front aspect, suite to comprise of shower, WC and wash hand basin, partly tiled walls, electric fan and towel radiator.

LOUNGE

13' 8" x 12' 10" (4.17m x 3.91m), with UPVC bay window to the front aspect, UPVC door to the side aspect, electric heater and doors to the bedroom and kitchen.

BEDROOM

11' 10" x 9' 11" (3.61m x 3.02m), with UPVC window to the rear aspect, electric heater and fitted wardrobes.

KITCHEN

11' 11" x 5' 9" (3.63m x 1.75m), with UPVC window to the rear aspect, UPVC door to the conservatory/rear porch, fitted with base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, spaces for automatic washing machine, fridge freezer and cooker, wall mounted units with complementary tiling below and electric heater.

CONSERVATORY/REAR PORCH

6' 0" x 7' 2" (1.83m x 2.18m), with UPVC windows and doors leading to the garden.

OUTSIDE

There are communal gardens and paved seating area accessed from the lounge.





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

SMS & 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.

Coverings 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

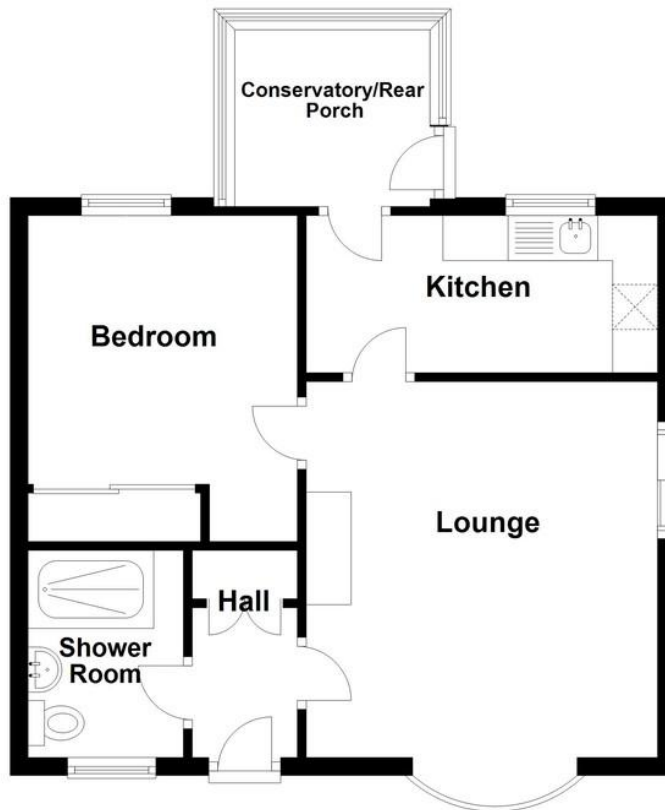
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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 herein as not verified.

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Floor Plan

Approx. 47.0 sq. metres (505.5 sq. feet)



Total area: approx. 47.0 sq. metres (505.5 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

15 St Claires Court, Lincoln

29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

