



## 6 Minster Court

Bracebridge Heath, Lincoln, LN4 2TS

**£125,000**

A well-presented two bedroom Ground Floor Apartment situated in the Minster Court retirement complex within the popular and convenient village of Bracebridge Heath. The internal accommodation briefly comprises of Entrance Hall, Kitchen with fitted appliances, spacious Lounge, two Double Bedrooms, Master with Walk-in Wardrobe and a Wet Room. The apartment is located within close proximity to a wide range of local facilities and there are also regular bus services into Lincoln and Grantham. The property further benefits from No Onward Chain and viewing is highly recommended.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND –C.**

**LOCAL AUTHORITY -** North Kesteven District Council.

**TENURE -** Leasehold.

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

**LOCATION**

The village of Bracebridge Heath lies approximately two miles South of the Cathedral City of Lincoln. Bracebridge Heath has its own shops including Tesco Express and Co-op, takeaways, hairdressers, a church, café, The Homestead, The Bull and The Blacksmiths Arms public houses, a petrol station and local primary and secondary schooling. Bracebridge Heath is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.



## LEASEHOLD INFORMATION

Length of Lease - TBC

Service Charge Amount - : approx. £603.99 per month.

Service Charge Review Period: Annually before 1st April

Service charge includes maintenance of communal areas, manager, staff, 24 hour duty person on site with in-property call assistance, Building Insurance, house keeping assistance 1.5 hours per week (can pay for extra if needed) and regular window cleaning. Chargeable care services can be agreed as and when needed.

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

## ACCOMMODATION

### HALL

With storage cupboard.

### LOUNGE

With two double glazed windows, electric fire in feature fireplace, wall lights and radiator.

### KITCHEN

10' 7" x 8' 1" (3.25m x 2.47m), fitted with a range of wall and base units with work surfaces over, eye-level electric oven, electric hob with extractor fan over, integrated fridge freezer and washer dryer, 1½ bowl sink with side drainer and mixer tap over, tiled splashbacks, wall-mounted gas-fired central heating boiler, radiator and double glazed window.

### BEDROOM 1

11' 11" x 11' 5" (3.65m x 3.48m), with double glazed window, storage cupboard, access to Walk-In Wardrobe and radiator.

### WALK-IN WARDROBE

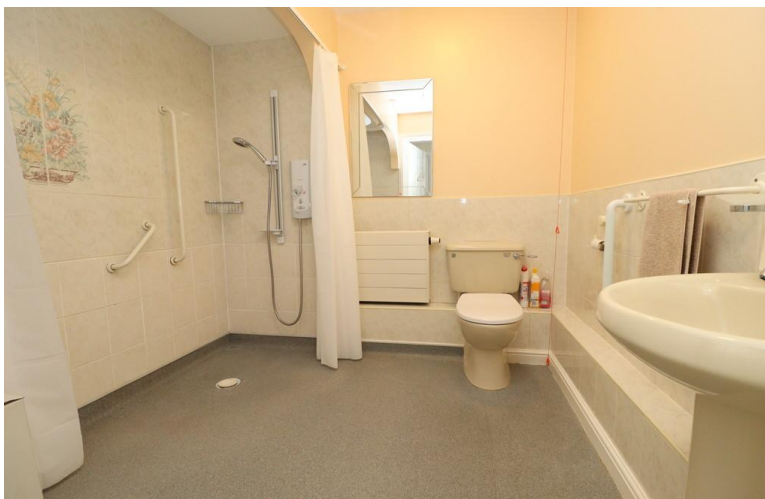
7' 1" x 4' 11" (2.18m x 1.50m), with shelving and hanging space.

### BEDROOM 2

10' 2" x 8' 7" (3.11m x 2.64m), with double glazed window and radiator.

### WET ROOM

8' 2" x 8' 0" (2.51m x 2.46m), fitted suite comprising of electric wet room shower, close coupled WC and pedestal wash hand basin, part-tiled walls and radiator.







## OUTSIDE

There are well-kept communal gardens and a communal car park.

### 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

SBS & Better Edge, 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

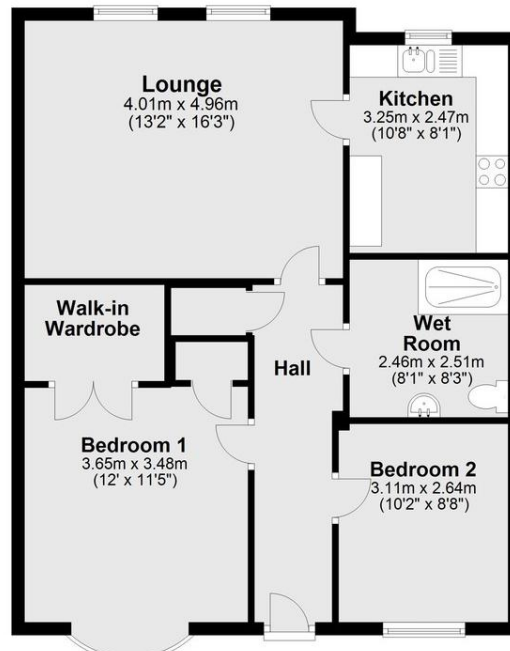
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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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Approx. 70.0 sq. metres (753.2 sq. feet)



Total area: approx. 70.0 sq. metres (753.2 sq. feet)

For illustration purposes only.  
Plan produced using PlanUp.

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.

