



50 Cathedral View Court, Cabourne Avenue

Lincoln, LN2 2GF



Book a Viewing!

£79,950

A well-presented second floor apartment situated in this popular McCarthy & Stone retirement development for the over 55's in the Uphill area of Lincoln, within easy access to Lincoln City Centre, the Bailgate and Cathedral quarter. The apartment has well-presented accommodation comprising of Entrance Hall, generous sized L-shaped Lounge Diner, fitted Kitchen, double Bedroom with fitted wardrobes 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 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 further benefits from No Onward Chain.





SERVICES

Mains Electricity, water and drainage. Electric Heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

Years Remaining on Lease - 99 years

Service Charge Amount - £1,362.81 (6 monthly)

Ground Rent Amount - £280.47 (6 monthly)

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.



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.

ACCOMMODATION

COMMUNAL AREA

With secure intercom system, residents lounge, utility/laundry room and lifts rising to the first and second floor. The complex also benefits from a guest suite.

ENTRANCE HALLWAY

With storage cupboard and intercom system.

LOUNGE DINER

23' 6" x 18' 10" (7.16m x 5.74m), with two UPVC double glazed windows, fire surround hearth with electric fire inset and electric radiator.

KITCHEN

8' 7" x 7' 8" (2.62m x 2.34m), with UPVC double glazed window, vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, integral oven, four ring electric hob with extractor fan over and space for freezer.

BEDROOM

18' 3" x 8' 10" (5.56m x 2.69m), with UPVC double glazed window, built-in wardrobes and drawers, built-in dressing table and electric radiator.

SHOWER ROOM

6' 10" x 5' 7" (2.08m x 1.7m), with vinyl flooring, fully tiled walls, low level WC, wash hand basin with cupboard space below, walk-in shower cubicle and electric heated towel rail.

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, Bird & 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, J Walter and Callum Lyman 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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Ground Floor

Approx. 53.8 sq. metres (579.5 sq. feet)



Total area: approx. 53.8 sq. metres (579.5 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.

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 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.

