



5 St. Claires Court

Lincoln, LN6 0QT



Book a Viewing!

£105,000

A rare opportunity to acquire a recently refurbished end terraced bungalow on the over 55's complex of St. Claire's Court, to the South of the Cathedral City of Lincoln. The property has spacious and well presented accommodation comprising of Hall, Lounge/Diner, modern Kitchen, double Bedroom and a modern Shower Room. Outside there is use of pleasant communal gardens, maintained by an on-site gardener. The property further benefits from No Onward Chain and Warden Controlled is optional. Viewing is highly recommended.





SERVICES

All mains services available. Gas central 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 and within easy access to further facilities along Tritton Road and into the City Centre. The A46 Bypass is also easily accessible. 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.





SERVICE CHARGE

The Service Charge is £180 per calendar month 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.

HALL

With airing cupboard and laminate flooring.



SHOWER ROOM

Fitted with a modern three piece suite comprising of walk-in shower cubicle with electric shower, close coupled WC and wash hand basin in a vanity style unit with storage beneath, part tiled walls, laminate flooring, chrome towel radiator and double glazed window to the front aspect.

LOUNGE/DINER

13' 7" x 11' 10" (4.15m x 3.61m) With double glazed window to the front aspect and electric radiator.



KITCHEN

11' 10" x 5' 9" (3.61m x 1.76m) Fitted with a modern range of wall and base units with work surfaces over, stainless steel sink with side drainer and mixer tap over, electric oven and hob, spaces for washing machine and fridge, tiled splashbacks, electric radiator, double glazed window to the rear aspect and double glazed door to the rear aspect.

BEDROOM

11' 7" x 10' 0" (3.55m x 3.05m) With double glazed window to the rear aspect and electric radiator.



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 Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them 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 them 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

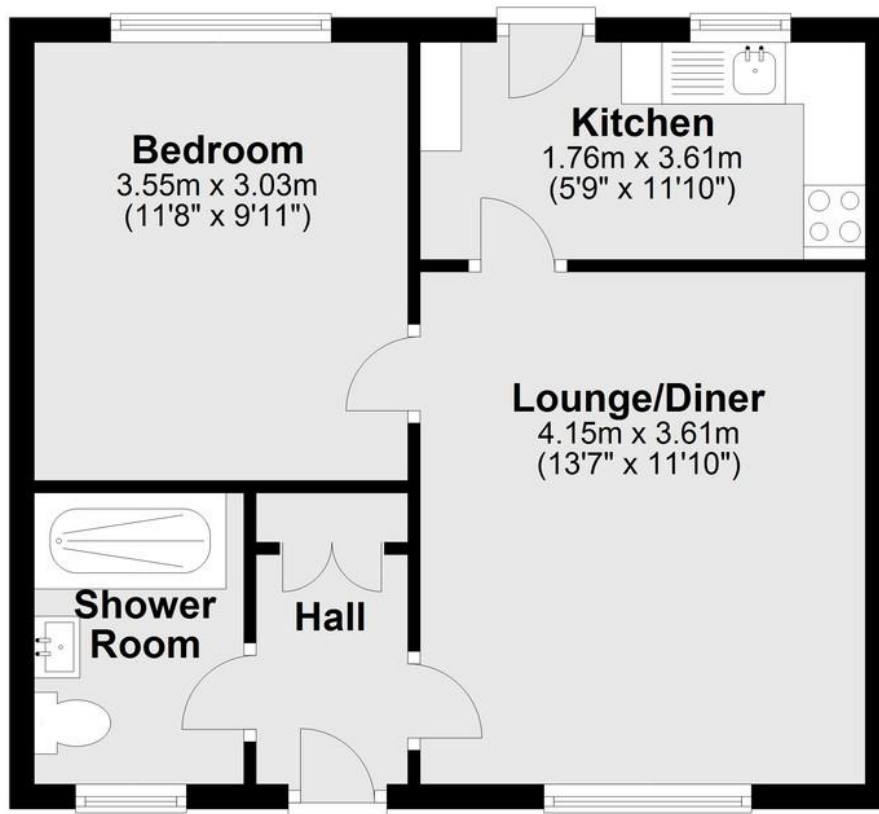
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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. 40.5 sq. metres (436.2 sq. feet)



Total area: approx. 40.5 sq. metres (436.2 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 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.

