



## 41 Minster Court

Bracebridge Heath, Lincoln, LN4 2TS



[Book a Viewing!](#)

**£125,000**

A third floor private apartment located within this popular over 55s retirement complex of Minster Court. The property is located on a corner position with its own private balcony providing views over the communal gardens. The internal accommodation comprises of Inner Hallway, bay fronted Bedroom with walk-in wardrobe, Lounge, fitted Kitchen, Wet Room/Shower Room and a further Bedroom. 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.



**Minster Court, Bracebridge Heath, Lincoln, LN4 2TS**



**SERVICES**

Mains electricity, water and drainage. Electric heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – C.**

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

**TENURE** - Leasehold.

**LEASEHOLD INFORMATION**

Length of Lease - 125 years from 1st September 1998 - 98 years remaining.

Service Charge Amount- £696.85pcm.

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.





**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.

#### ACCOMMODATION

##### INNER HALLWAY

With UPVC door to the private balcony and doors to the wet room, two bedrooms and lounge.

##### PRIVATE BALCONY

With views over the communal garden.

##### BEDROOM 1

8' 4" x 10' 8" (2.55m x 3.27m) With UPVC bay window to the front aspect, electric heater and fitted walk-in wardrobe with double doors.

##### BEDROOM 2

10' 4" x 8' 7" (3.15m x 2.63m) With UPVC window to the front elevation and electric radiator.

##### WET ROOM

7' 11" x 8' 0" (2.43m x 2.44m) With suite to comprise of shower, WC and wash hand basin, tiled walls and electric heater.

##### LOUNGE

12' 11" x 16' 5" (3.96m x 5.01m) With three UPVC windows to the rear elevation, electric fire with feature surround and an electric heater.

##### KITCHEN

10' 7" x 8' 0" (3.25m x 2.44m) With UPVC window to the rear elevation, fitted with a range of modern base units and drawers with work surfaces over, 1½ bowl stainless steel sink unit and drainer with mixer tap above, integral fridge freezer, integral washer dryer, eye level electric oven, electric hob with extractor fan, wall mounted boiler, tiled splashbacks and electric heater.

##### 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

SJS & 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 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

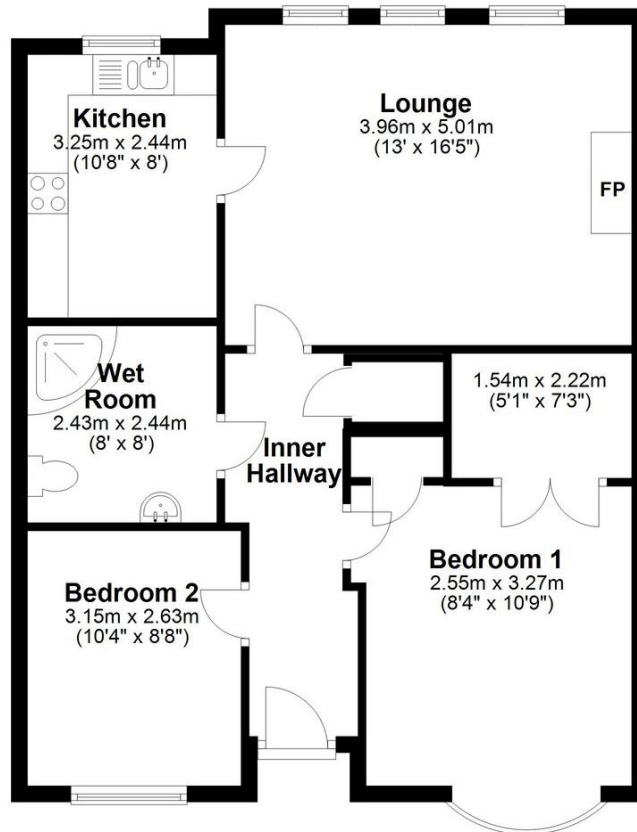
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### 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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Total area: approx. 69.3 sq. metres (746.3 sq. feet)

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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.

