



King & Co.

49 CATHEDRAL VIEW COURT,  
LINCOLN, LN2 2GF  
£125,000







### **INFORMATION**

Construction type - Timber Frame

Electric Panel Heaters

1 allocated parking space

Leasehold - 125 years from 1999

Service Charge - £2044.22 per half year which includes water/sewage charges, buildings insurance

Ground Rent - £360PA

Council tax band - B

EPC rating - D64

### **BENEFITS OF CATHEDRAL VIEW COURT**

Resident management staff and Careline alarm service

Lift, communal lounge, free laundry, guest facilities, communal garden,

Whole site accessible by wheelchair. Access to site easy, but less so for less mobile people. Distances: bus stop 50 yards; GP Practice and pharmacy 150 yards; shopping centre, post office and supermarkets 800 yards; town centre 2 mile(s); GP 100 yards; social centre 2 mile(s).

Regular Social activities include: regular tea/coffee mornings. New residents accepted from 55 years of age. Both cats & dogs generally accepted (subject to terms of lease and landlord permission).



Located on the northeastern outskirts of Lincoln, close to the historic city centre, this light and airy two bedroom apartment offers convenience with privacy. The apartment benefits from excellent communal facilities, residents' lounge, free laundry, guest suite, allocated parking and well-kept gardens. With a chemist and medical practice a three minute walk away, there are supermarkets and shopping centre within 15 minutes. The location gives easy access to picturesque local villages, ancient cathedral and historic city centre.

Entered via end of corridor panelled door opening to:

#### **ENTRANCE HALL**

Being L-shaped, it offers fitted storage cupboard with shelving, walk-in airing cupboard housing hot water cylinder, coving, electric panel heater and carpet.

#### **LOUNGE/DINER**

17' 5" x 11' 6" (5.32m x 3.52m) With windows to front and side elevations, the latter via box bay window, part sloping ceilings, telephone point, TV aerial point, recessed storage area, carpet and double doors to:

#### **KITCHEN**

9' 9" x 7' 3" (2.99m x 2.23m) Having window to side elevation and a range of fitted units comprising; stainless steel sink and drainer unit inset to work surface with cupboards and space below for automatic washing machine or dishwasher, wall mounted heater. Opposite is a further work surface with 4 ring electric hob inset with extractor unit above, units to either side and space for fridge below. To one end stands a larger style unit housing the oven.

Also with: appropriate wall tiling, coving and vinyl flooring.

#### **BEDROOM 1**

17' 3" x 10' 0" (5.27m x 3.07m) Having window to front elevation, part sloping ceiling with storage cupboards below and to adjacent wall, large fitted mirrored door wardrobes to part of one wall, coving, electric panel heater and carpet.

#### **BEDROOM 2**

15' 9" x 9' 4" (4.82m x 2.85m) With window to front elevation, part sloping ceiling, electric panel heater, coving and carpet.

#### **BATHROOM**

6' 8" x 5' 5" (2.05m x 1.67m) Offering an oversized shower enclosure with wall hung electric "Triton" shower unit, close couple WC, wash hand basin with double cupboard below, coving, electric towel heater, wall-mounted electric heater and extractor fan, wall panelling to all walls and vinyl flooring.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



### ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

### SERVICES

Mains electricity, water and drainage are connected to the property. Heating is provided by individual electric heaters to each room. The property is double glazed throughout. None of the service installations within the property have been tested.

### TENURE

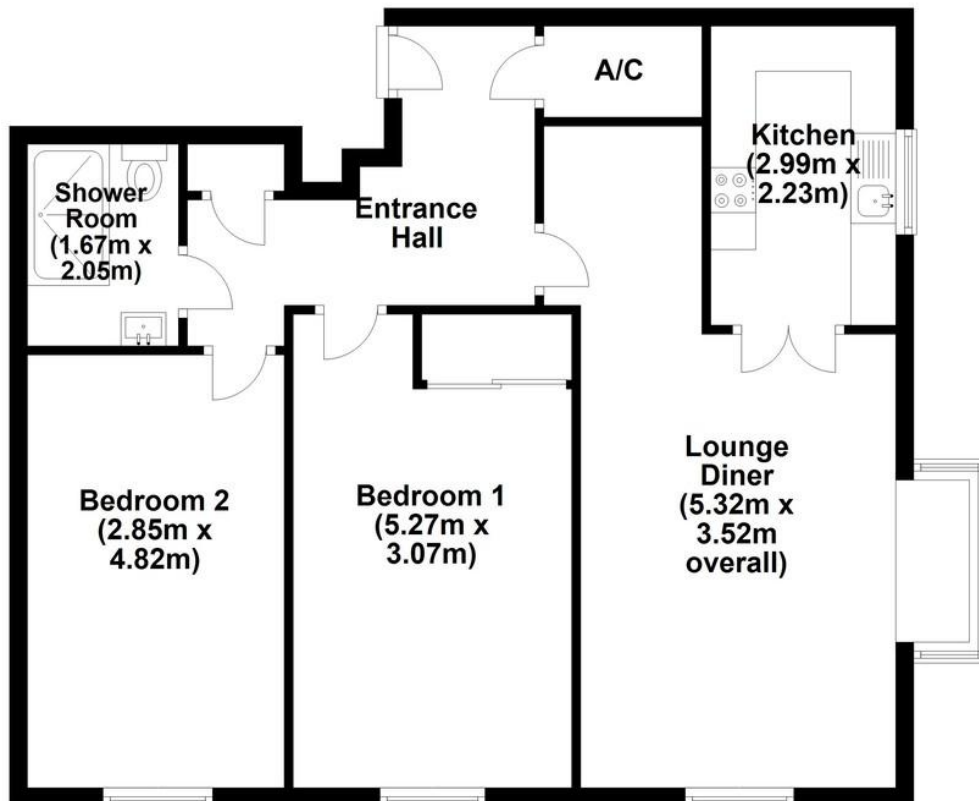
We understand that the property is Leasehold. The original lease granted was for a period of 125 years. We understand the service charge to be £2044.22 per half year, plus ground rent of £360 per annum.

### VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

### Second Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



Total area: approx. 76.4 sq. metres (822.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy. Plan produced using PlanUp.