



48 Minster Court  
Bracebridge Heath, Lincoln

**BROWN & CO** JHWalter



## 48 Minster Court, Bracebridge Heath, Lincoln, LN4 2TS

A second floor two-bedroom apartment situated on the sheltered retirement development of Minster Court.

The property which is accessed via a lift also benefits from an alarm call system with emergency cords in each room, an on-site duty manager 24 hours a day, communal gardens, car-park and the use of a residents lounge and dining room.



### DESCRIPTION

#### Entrance Hall

Front entrance door, cloaks cupboard, alarm system controls, coving to ceiling, radiator.

#### Living Room

Three double glazed windows to rear, pull down alarm cord, fire set to hearth with surround and mantle over, coving to ceiling, radiator.

#### Kitchen

Double glazed window to rear, one and a half drainer sink, preparation work surfaces, base and eye level storage units, tiled splash backs, integrated electric hob with extractor over, integrated oven, fridge freezer and washing machine, wall mounted central heating boiler, pull down alarm cord, radiator.

#### Bedroom One

Double glazed window to front, walk in wardrobe, airing cupboard, pull down alarm cord, coving to ceiling, radiator.

#### Bedroom Two

Double glazed window to front, pull down alarm cord, coving to

ceiling, radiator.

#### Wet Room

WC, pedestal wash basin, wall mounted shower unit, shower rail and curtain, pull down alarm cords, radiator.

#### Outside

To the front of the property is a small, paved balcony area. The property also benefits from the use of communal gardens, car-park, use of the residents lounge and dining room, along with a guest suite available for friends and family to book if needed.

#### TENURE

The property is leasehold with a 99 year lease which commenced in 1998.

#### Service Charge

There is a monthly service charge of £583.09. Included within this is an on-site duty manager 24 hours a day, daily well-being checks, apartment cleaning for 1.5 hours a week, window cleaning, cleaning of communal areas, gardening, buildings maintenance and insurance, redecoration and re-furnishing communal areas,

managing agents' fees, funds for future maintenance.

#### BUYER IDENTITY CHECK

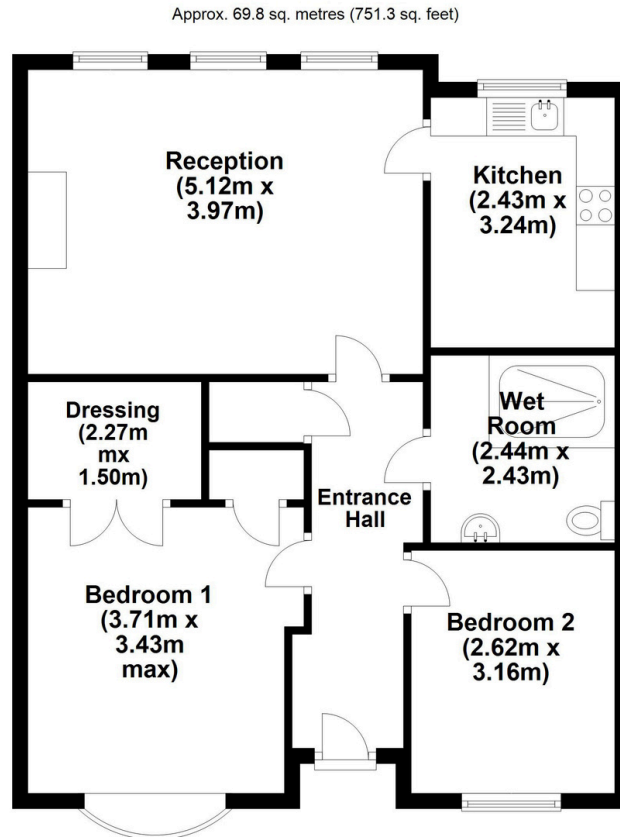
Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

#### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

#### AGENT

James Drabble  
01522 504304  
lincolncitycentre@brown-co.com



Total area: approx. 69.8 sq. metres (751.3 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.



**Energy performance certificate (EPC)**

48 Minslie Court Broadway House LINCOLN LN4 7TA	<b>Energy rating</b> <b>C</b>	Valid until: 8 August 2032 Certificate number: 3908-5118-0222-3104-3333
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Property type: Top-floor flat

Total floor area: 68 square metres

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/energy-ratings-when-letting-property#minimum-energy-efficiency-standards-landlord-guidance>.

**Energy efficiency rating for this property**

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	61	74
55-65	D		
35-54	E		
13-34	F		
1-12	G		

## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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Property and Business Consultants