



- Second Floor Apartment
- Well Presented Throughout
- Popular Over 55's Development
- 22'3" Lounge & 18'2" Bedroom
- Well Managed Communal Facilities
- Established Communal Gardens
- South-East Facing Windows
- NO CHAIN

Cathedral View, Cabourne Avenue, LN2 2GF,
£95,000 - Leasehold





Located on the northern outskirts of Lincoln within a popular over 55's development is this well presented, south east facing second floor apartment on Cabourne Avenue. The property benefits from well maintained communal areas to include established gardens, residents lounge, laundry and guests bedrooms suite. Spacious accommodation briefly comprises entrance hallway with large storage/airing cupboard, 22'3 lounge and separate dining area, kitchen, 18'2 double bedroom with a range of fitted furniture, and a shower room. The property is being offered for sale with NO CHAIN - call today to arrange a viewing appointment. Council tax band: A. Leasehold.



Entrance Hallway

Having main entrance door, large walk-in storage/airing cupboard with hot water cylinder, shelving over and coved ceiling.

Lounge

22' 3" x 10' 8" max (6.78m x 3.25m)

Having coal effect electric fireplace, electric wall heater, coved ceiling and a south-east facing window.

Dining Area

8' 0" x 7' 10" (2.44m x 2.39m)

Having coved ceiling and a south-east facing window.

Kitchen

8' 0" max x 7' 7" (2.44m x 2.31m)

Having a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in eye level oven, ceramic hob with cooker over, space for additional appliances, tiled effect vinyl flooring, electric wall heater, coved ceiling and a south-east facing window.

Bedroom

18' 2" max into wardrobe x 9' 0" max (5.53m x 2.74m)

Having built-in wardrobe, additional fitted units to include wardrobe, dressing unit and chest of drawers, electric wall heater and a south-east facing window.

Shower Room

Having 3 piece suite comprising double tiled shower cubicle with electric shower appliance and glass shower door, wash hand basin set in vanity unit, low level WC, vinyl flooring, electric towel radiator and extractor.

Agents Note 1

Various items of furniture/appliances maybe include as part of a sale subject to negotiations. Call today for further details.

Agents Note 2

The property is being offered for sale on a leasehold basis and benefits from a 125 year lease which commenced in 1998. Service charges are payable for the maintenance of all communal areas and amounts to £1,362.81 per 6 months. Ground rent is payable at £560 per 6 months. Call today for further information.

Agents Note 3

Starkey & Brown have not inspected a copy of the lease and therefore potential purchasers are advised to make their own enquiries with regards to this matter before proceeding with an offer.

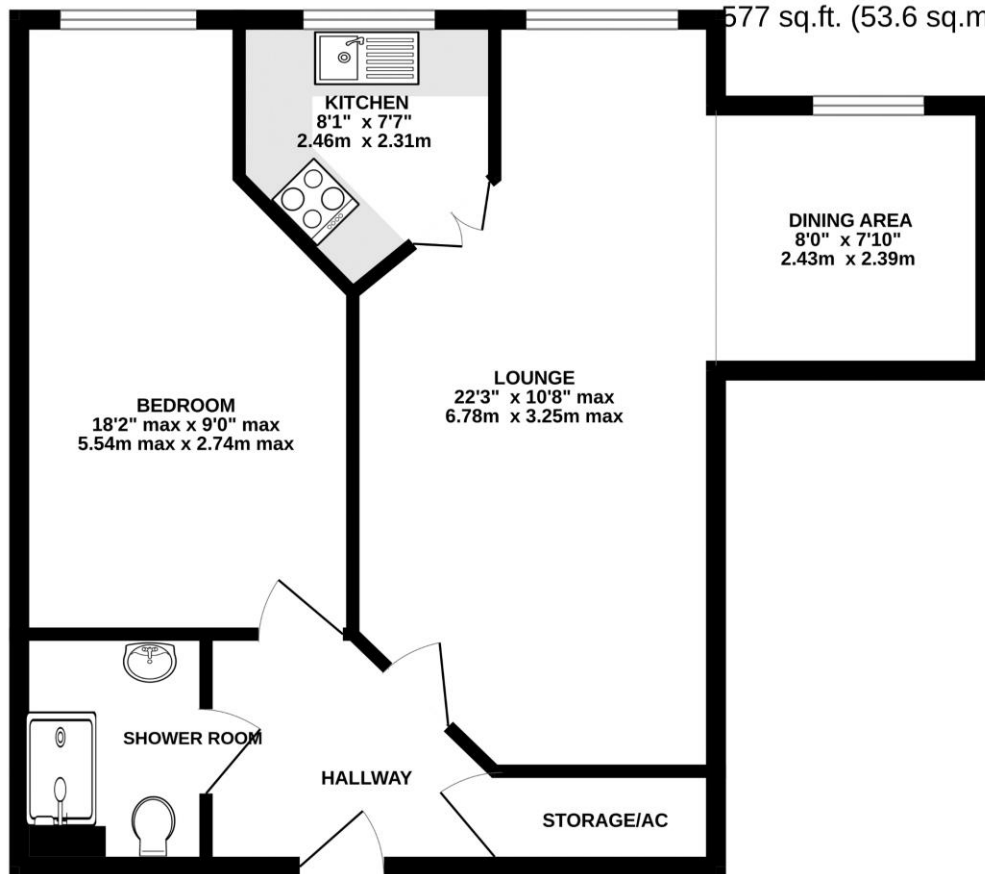




TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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