



Minster Court, Bracebridge Heath, Lincoln, LN4 2TS

welcome to
Minster Court, Bracebridge Heath, Lincoln

Situated on a purpose built over 55's development within the well serviced village of Bracebridge Heath is this well presented and spacious first floor apartment. Boasting two double bedrooms, south facing position, 24 hour on-site staff and residents' parking.



Entrance Hall

With carpet flooring, radiator and storage cupboard housing fusebox.

Lounge / Diner

16' 4" x 13' 1" (4.98m x 3.99m)

With three double glazed windows to the rear, gas fireplace, coving to the ceiling, radiator and carpet flooring.

Kitchen

8' x 10' 7" (2.44m x 3.23m)

A fully fitted kitchen in a range of wall and base units with work surfaces, new built in oven, hob with extractor fan fitted over, built in fridge, built in freezer, inset sink and drainer, radiator, laminate flooring, part tiling to the walls and wall mounted boiler.

Bedroom One

12' 2" x 10' 8" (3.71m x 3.25m)

With double glazed bay window to the front, walk in wardrobe, storage cupboard, coving to the ceiling, radiator and carpet flooring.

Bedroom Two

8' 6" x 10' 6" (2.59m x 3.20m)

With double glazed window to the front, radiator, carpet flooring and coving to the ceiling.

Wet Room

8' x 8' (2.44m x 2.44m)

With wall mounted shower, wc, wash hand basin, wet room flooring, part tiling to the walls and radiator.

Minster Court Details

Minster Court is a purpose built 54 apartment retirement development situated within the well serviced village of Bracebridge Heath. The monthly service charge is £696.85 and includes:

- 24 hour on-site staff
- A duty manager available from 7:00am to 9:30pm with a member of staff available to respond to emergencies after this time
- 1.5 hours per week cleaning of your apartment
- Buildings insurance
- Window cleaning
- Building and garden maintenance
- Cleaning of communal areas
- Free unlimited tea and coffee
- A restaurant with table service (the cost of the meal is not part of the service charge)
- 24-hour security system with electronic gates which close at 7pm - 7am

"Most people who move to Minster Court can comfortably live on the equity from the sale of their home. You can pick up a two bedroomed apartment at Minster Court for as little as £150000*. For this the first 6 month's will be service charge free (£4181.10), you will get £500 worth of free lunches in our restaurant, and you will get a considerable portion of your removal fees paid too (£5000). An incentive which is worth nearly £10000"



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welcome to

Minster Court, Bracebridge Heath LINCOLN

- SPACIOUS FIRST FLOOR OVER 55'S APARTMENT
- TWO DOUBLE BEDROOMS
- FULLY FITTED KITCHEN WITH NEW BUILT IN OVEN
- GATED DEVELOPMENT WITH 24HR ON-SITE STAFF
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LCR122721 - 0003

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