



Minster Court, Bracebridge Heath

Offers In Excess Of £100,000


MARTIN & CO

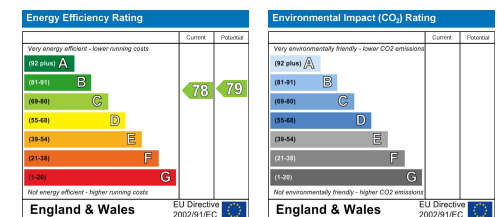
Minster Court, Bracebridge Heath

Apartment

2 Bedrooms, 1 Bathroom

Offers In Excess Of £100,000

- Over 55's Retirement Development
- First Floor Apartment
- Fitted Kitchen
- Master Bedroom with Walk-In Wardrobe
- Staff On Site 24hrs a day
- Weekly Service Clean Included
- Popular Location
- No Onward Chain
- Council Tax - C
- Leasehold / EPC Grading - C



Two bedroom first floor apartment within the purpose built over 55's retirement development, Minster Court of Bracebridge Heath. Comprising of a hallway, two bedrooms, lounge, fitted kitchen and a spacious shower room. This property is sold with vacant possession and no onward chain.

Built in 1998, Minster Court is a purpose built over 55's retirement development boasting landscaped grounds within a mature setting whilst still being within walking distance to local amenities. Onsite parking is available and a storage cupboard for scooters. Communal areas to include a lounge for gatherings with coffee mornings and a large screen TV for weekly film showings, laundry service

available, access to a guest suite and dining where lunches are available daily if purchased. Onsite functions for social interaction and 24hr staff for emergency assistance.

EPC Rating - C
Council Tax Band - C
Tenure - Leasehold

ENTRANCE HALL

Wooden partially glazed entrance door, carpet flooring, radiator, pendant fitting and a wall mounted thermostatic control. Warden call system plus a storage cupboard housing light and the mains consumer unit.



BEDROOM

10'5" x 8'8"

PVC window to the front aspect, carpet flooring, radiator and a pendant fitting. Currently used as a dining room.

MASTER BEDROOM

12'3" x 11'5"

PVC bay window to the front aspect, carpet flooring, radiator, pendant fitting, integrated cupboard and a further walk in wardrobe housing lighting and shelving.

SHOWER ROOM

8'0" x 7'10" max measurements

Low level WC, pedestal wash basin and an electric fed shower cubicle. Radiator, vinyl flooring, partial wall tiling, light and extractor.

LOUNGE

16'7" x 12'0"

PVC windows to the rear aspect, carpet flooring, radiator, ceiling and wall lighting plus an electric feature fire with hearth and surround.

KITCHEN

10'8" x 7'11"

Base and eye level units with a roll edge worksurface, inset composite sink and drainer with a tiled splash back. Integrated oven, fridge freezer and a washer dryer plus an electric hob with extractor over. Vinyl flooring, radiator, fluorescent light fitting, PVC window to the rear and a wall mounted Worcester combination boiler.

FIXTURES & FITTINGS

Please Note : Items described in these particulars are

included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

LEASEHOLD INFORMATION

Tenure - Leasehold

Lease Remaining - 125 Years from 1998 (100 remaining)

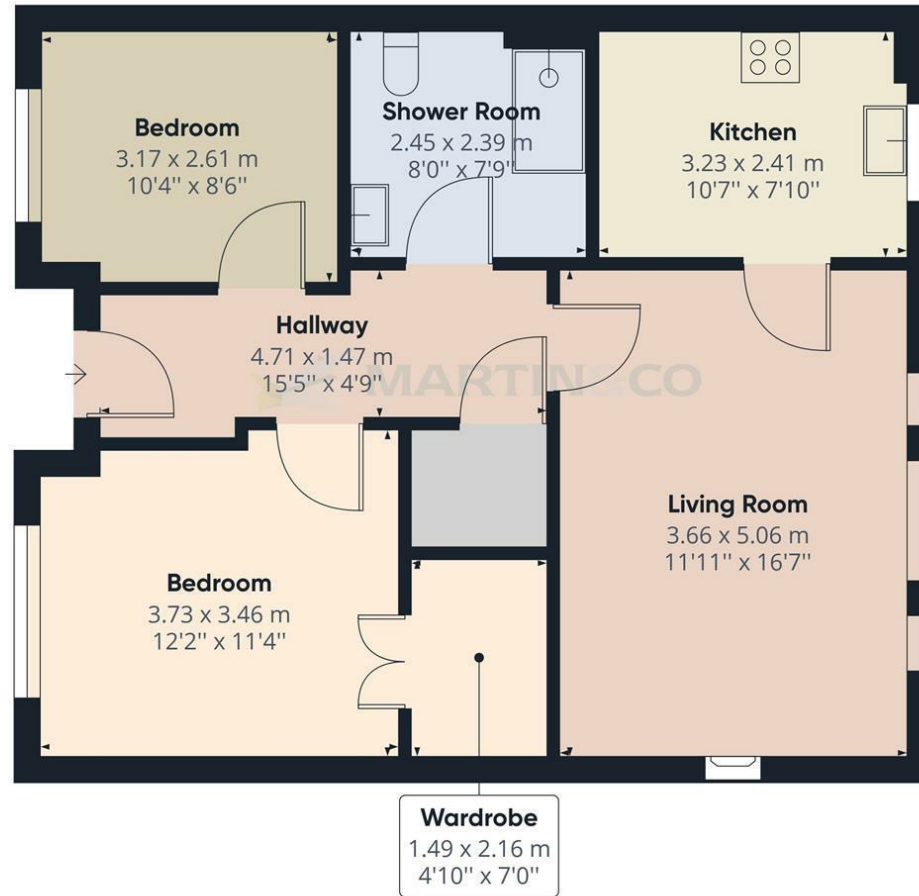
Ground Rent - None at present

Service Charges Approximately - £648.86 per calendar month in 2023-2024 (plus £20 per month for water)

Service Charges are reviewed annually and are payable upon the 1st of each month.

Service charge includes 90 minutes cleaning weekly, exterior windows cleaned and buildings insurance.

Minster Court Owners Handbook is available upon request.



Approximate total area⁽¹⁾
66.29 m²
713.53 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.