



**Minster Court, Bracebridge Heath, Lincoln**

**Guide Price £145,000**

  
**MARTIN & CO**

Minster Court, Bracebridge  
Heath, Lincoln

Flat

2 Bedrooms, 1 Bathroom

Guide Price £145,000

- Over 55's Retirement Development
- Ground Floor Apartment
- Modern Fitted Kitchen
- Master Bedroom with Walk-In Wardrobe
- Staff On Site 24hrs a day
- Weekly Service Clean Included
- No Onward Chain
- Council Tax - A
- EPC Grade - C



## DESCRIPTION

Two bedroom ground floor apartment within the purpose built over 55's retirement development, Minster Court of Bracebridge Heath. Including a modern kitchen, wet room and master bedroom with walk in wardrobe. 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 laundry room, 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.

## ENTRANCE HALL

15'3" x 4'7"

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

## BEDROOM

12'2" x 11'4"

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



**BEDROOM**

10'4" x 8'7"

PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.

**BATHROOM**

8'0" x 7'10"

Walk in wet room with electric shower and floor drain, pedestal wash basin and a low level WC. Towel rail and a separate radiator, partial wall tiling, light and extractor.

**LIVING ROOM**

16'3" x 13'1"

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

**KITCHEN**

10'6" x 7'10"

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

**FIXTURE & 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**

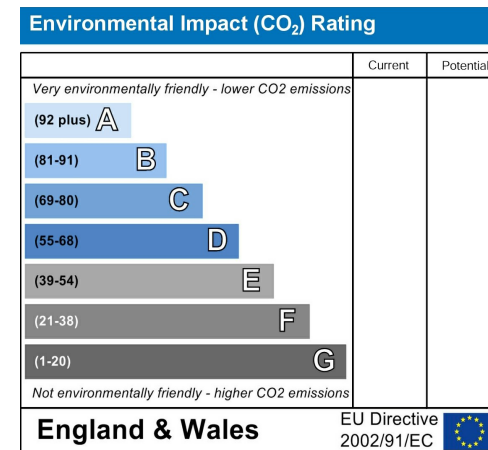
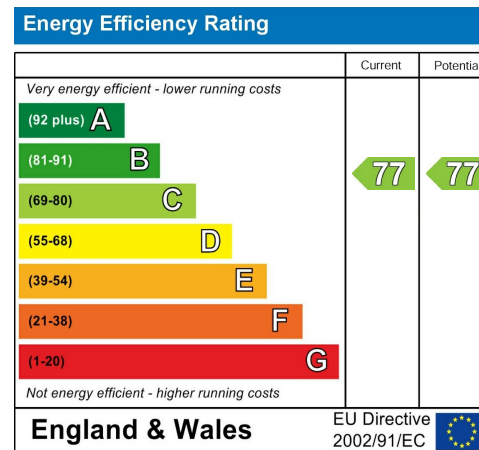
Lease Remaining - 99 Years until 2123

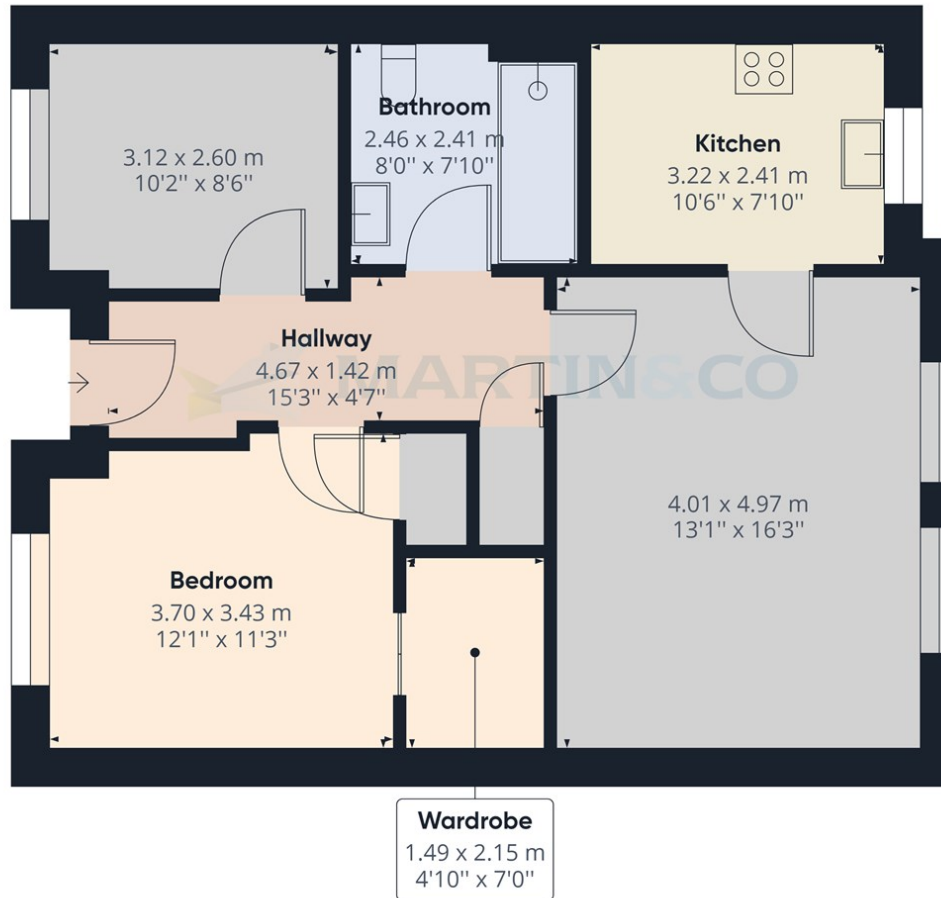
Ground Rent - None

Service Charges Approximately - £643.866 per calendar month in 2023-2024 (plus £20 per month for water)

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Minster Court Owners Handbook is available upon request.





Approximate total area<sup>(1)</sup>  
66.83 m<sup>2</sup>  
719.32 ft<sup>2</sup>

(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.

GIRAFFE 360

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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.