



**Minster Court, Bracebridge Heath, Lincoln**  
**Asking Price £130,000**

  
**MARTIN & CO**



Minster Court, Bracebridge Heath, Lincoln

Apartment  
2 Bedrooms, 1 Bathroom

Asking Price £130,000

- Over 55's Retirement Development
- Ground Floor Apartment
- Master Bedroom with Walk-In Wardrobe
- Staff On Site 24hrs a day
- Weekly Service Clean Included
- Popular Location
- No Onward Chain
- Council Tax - C
- EPC Rating - C
- Tenure - Leasehold / Service Charge Annual - £7,726.32





**\*\*VENDOR INCENTIVE - FIRST SIX MONTHS OF SERVICE CHARGE PAID\*\***

Two bedroom ground floor apartment within the purpose built over 55's retirement development, Minster Court of Bracebridge Heath. Consisting of an entrance hall, spacious lounge diner, fitted kitchen, wet room, master bedroom with walk in wardrobe and a second double bedroom. 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.



### Master 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. Bedroom furniture included in sale.

### Wet Room

8'0" x 7'10"

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

### Lounge Diner

16'3" x 13'1"

PVC windows to the rear aspect, carpet flooring, radiator, ceiling 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 sink and drainer with a tiled splash back. Integrated electric oven and hob with extractor over plus space for a fridge freezer and plumbing for a washing machine. Vinyl flooring, light fitting, double

glazed window to the rear and a wall mounted Baxi combination boiler.

### Leasehold Information

Tenure - Leasehold

Lease Remaining - 125 Years from 1998 (99 remaining)

Ground Rent - None at present

Service Charges Approximately - £643.86 per calendar month in 2024/2025

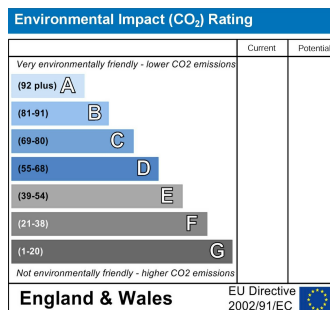
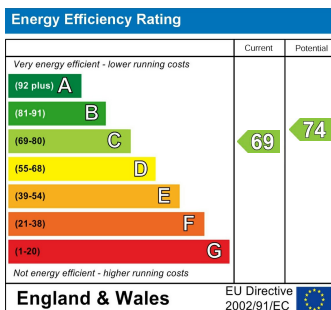
Service Charges are reviewed annually and are payable upon the 1st of each month.

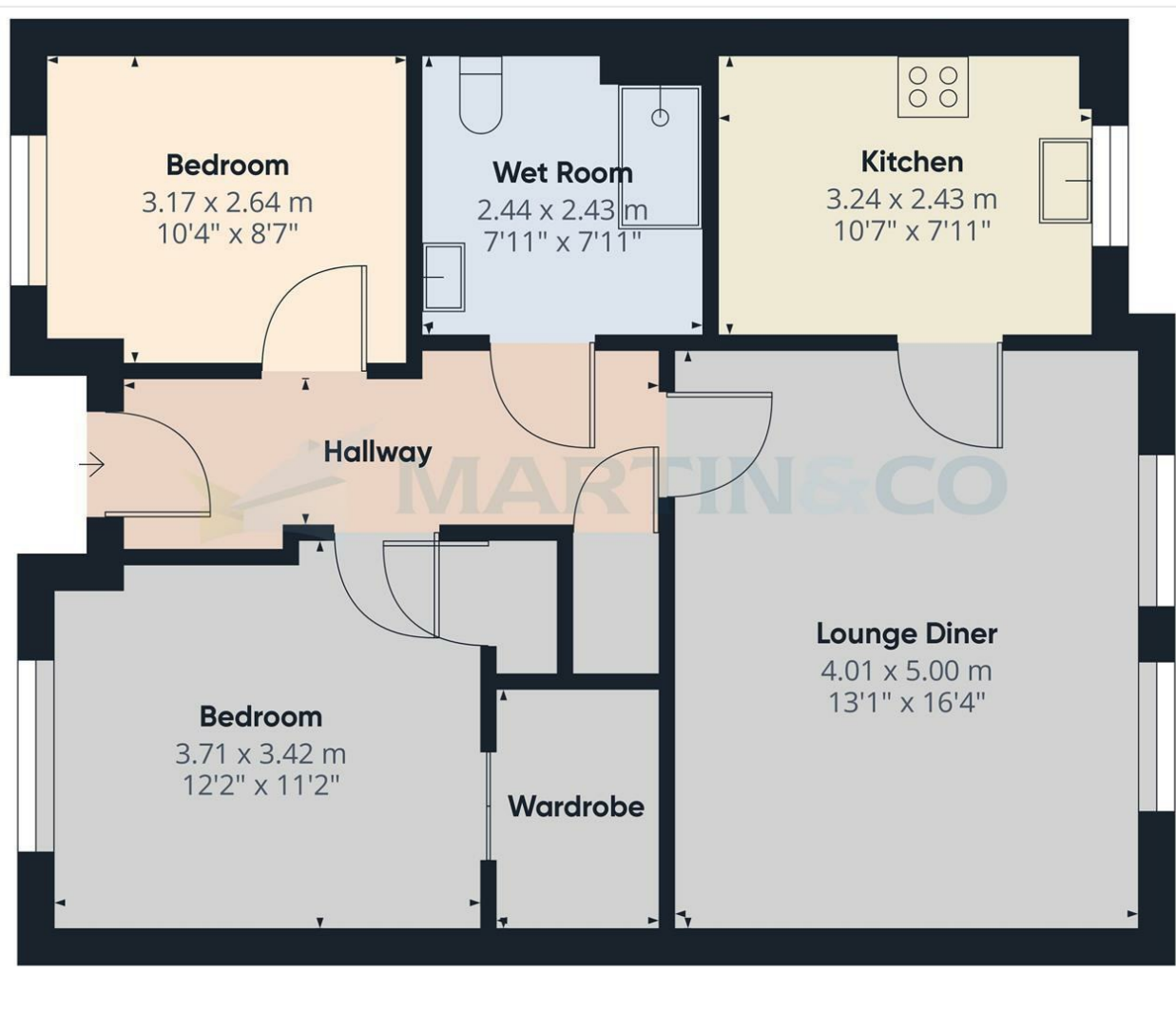
Service charge includes 90 minutes cleaning weekly, exterior windows cleaned and buildings insurance.

Minster Court Owners Handbook is available upon request.

### 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.





Approximate total area<sup>(1)</sup>  
 67.32 m<sup>2</sup>  
 724.65 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.

GIRAFFE360

**Martin & Co Lincoln Sales**

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW  
 01522 503727 . lincoln@martinco.com

**01522 503727**  
<http://www.martinco.com>



**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.

