



**Minster Court, Bracebridge Heath, Lincoln**

**Asking Price £175,000**



Minster Court, Bracebridge Heath, Lincoln

Apartment

2 Bedrooms, 1 Bathroom

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- Desirable Corner Apartment with Balcony
- Modern Kitchen and Shower Room
- Staff On Site 24hrs a day
- Over 55's Retirement Development
- First Floor Apartment
- Master Bedroom with Walk-In Wardrobe
- Weekly Service Clean Included
- No Onward Chain
- Tenure - Leasehold / £663.86pcm Service Charge
- Council Tax Band - C / EPC Rating - C



Highly sought after first floor corner apartment with balcony within the over 55's Minster Court development of Bracebridge Heath. Including a modern kitchen and four piece wet room, this property is sold with vacant possession and no onward chain.

Comprising internally; Entrance Hall, Two Bedrooms with the Master Bedroom having a Walk-In Wardrobe, Four Piece Wet Room, Spacious Living Room and Modern Kitchen.

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.

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

Entrance Hall  
Wooden partially glazed entrance door, carpet flooring with a fitted doormat, radiator, light fitting and a wall mounted thermostatic control. Chubb warden



call system plus a storage cupboard housing light and the mains consumer unit.

**Bedroom**

10'5" x 8'7" max measurements.  
PVC window to the front aspect, carpet flooring, radiator, light fitting and fitted storage.

**Master Bedroom**

17'3" x 11'3" max measurements.  
PVC window to the front aspect, carpet flooring, radiator, two pendant fittings, fitted furniture, integrated cupboard and a walk in wardrobe housing lighting and shelving.

**Wet Room**

8'0" x 7'1"  
Four piece suite comprising of a walk in wet room shower, vanity sink, wall hung concealed WC and a bidet. Heated towel rail, spot lit ceiling and extractor.

**Living Room**

16'3" x 12'0"  
PVC windows to the rear aspect, carpet flooring, radiator, wall lighting and an electric feature fire with hearth and surround.

**Kitchen**

10'7" x 7'11"  
Base and eye level units with a roll edge worksurface, inset composite sink and tiled splash back. Integrated oven, microwave and slimline dishwasher plus an electric hob with extractor over. Miele washer dryer plus a Bosch fridge freezer are also included within the sale. Vinyl flooring, radiator, spot lit ceiling, under cabinet lighting and the Worcester combination boiler is housed.

**Outside**

Enclosed balcony outside the entrance door with lighting.

**Fixtures & Fittings.**

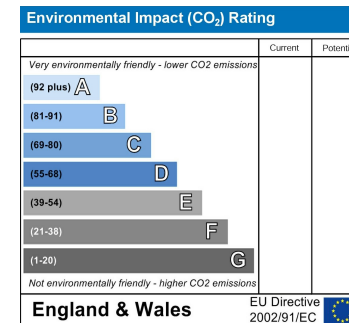
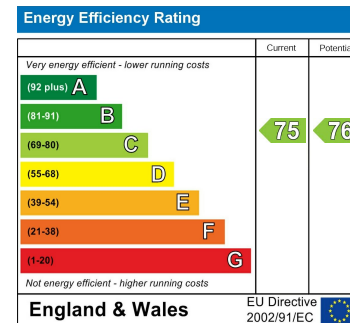
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these 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.

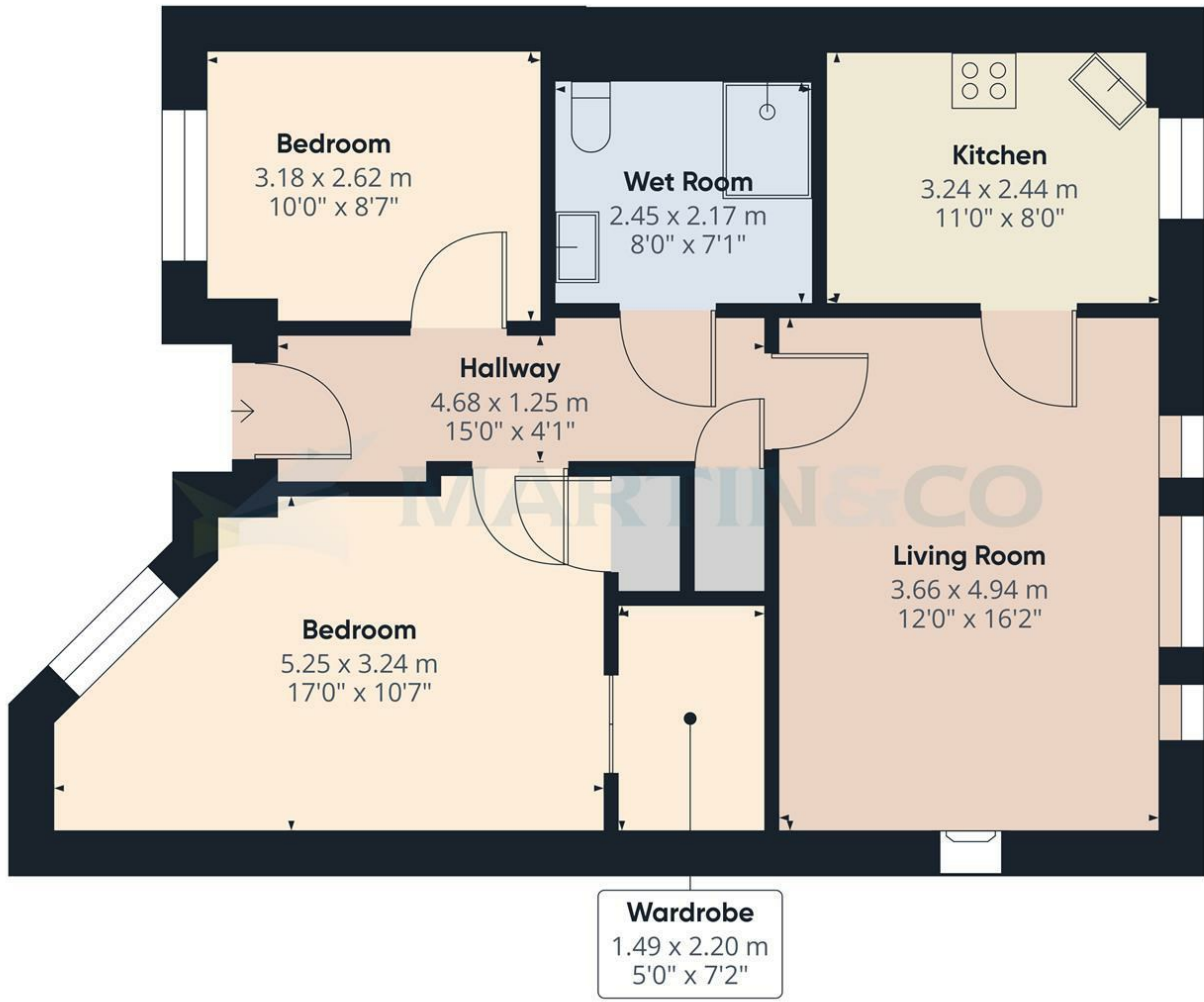
**Leasehold Information**

Leasehold Information - Tenure - Leasehold  
Lease Remaining - 125 Years from 1998 (99 remaining)  
Ground Rent - None at present  
Service Charges Approximately - £663.86 per calendar month in 2024-2025 (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<sup>m</sup>  
67.33 m<sup>2</sup>  
724.73 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

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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.

