



Cathedral View Court, Lincoln



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£89,950



Key Features

- One Bedroom Retirement Apartment
- Double Bedroom with Fitted Wardrobes
- Ground Floor
- NO ONWARD CHAIN
- Well Presented Throughout
- Patio Area
- EPC rating D
- Leasehold





Well presented one bedroom apartment, situated in the popular Over 55s development of Cathedral View Court. The property benefits from well maintained communal areas to include established gardens, residents lounge, laundry and guest bedrooms.

The apartment offers entrance hall, lounge diner, kitchen, shower room, and bedroom. Outside the property there is a small patio area.

The property is being sold with NO ONWARD CHAIN.

Entrance Hall

External door to front aspect and airing cupboard.

Lounge 3.19m x 6.91m (10'6" x 22'8")

Window and external door to rear aspect, electric radiators, electric fireplace and emergency pull cord.

Kitchen 2.21m x 2.29m (7'4" x 7'6")

Window to rear aspect and fitted with a range of wall and base units with worktops over, sink with drainer, electric oven, four ring ceramic hob with extractor over, and space for fridge freezer.

Bedroom 5.67m x 2.77m (18'7" x 9'1")

Window to rear aspect, built in wardrobes and dresser and electric radiator.

Shower Room 2.08m x 1.63m (6'10" x 5'4")

Fitted with double shower cubicle, low level WC, wash hand basin, electric radiator and extractor.

Outside

To the rear of the apartment there is a small patio area.

Service Charge and Management Fees

Estates and Management Fee £2635.36

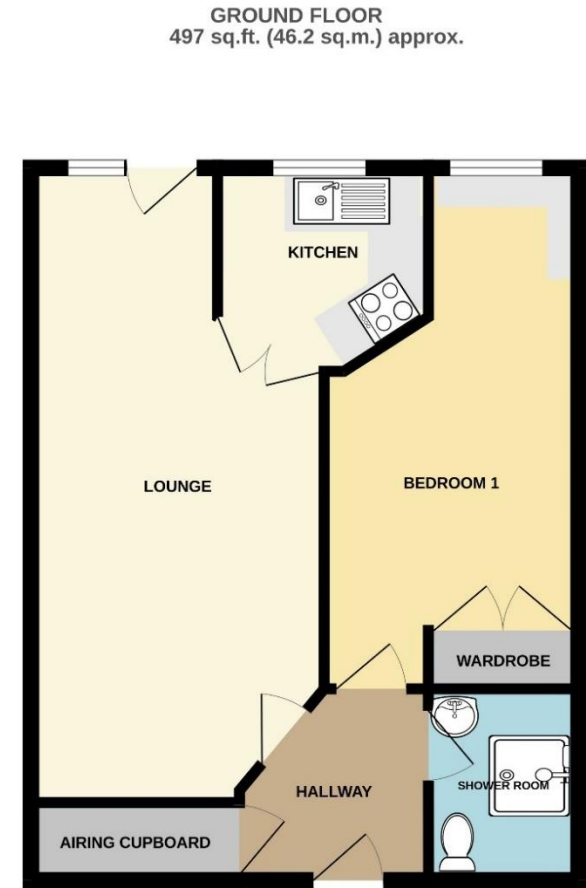
Service Charge £560.94

Covering assisted living fee, communal areas, windows, laundry services and building insurance.

Agent Note

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



CATHEDRAL VIEW COURT
TOTAL FLOOR AREA : 497 sq.ft. (46.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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