



6 Cathedral View, Cabourne Avenue

Lincoln, LN2 2GF



Book a Viewing!

£100,000

A rare opportunity to purchase a One Bedroom Ground Floor Retirement Apartment, benefitting from a private patio area and offered with no onward chain. Designed with comfort, safety and ease of living in mind, the property forms part of a well maintained development with 24-hour on-site assistance, secure access and communal facilities. An internal viewing is highly recommended to fully appreciate the generous space on offer and the pleasant outlook over the communal gardens. The accommodation comprises of an Entrance hall, Lounge/Diner, Kitchen, Bedroom and Bathroom.





SERVICES

All mains services available. Electric storage heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.

Cathedral View Court is a well-established retirement development built in 1999, comprising of 60 one- and two-bedroom apartments, designed specifically for comfortable and secure independent living. The development benefits from resident management staff



with round the clock assistance, providing peace of mind with 24-hour support available if required. Communal facilities include a residents' lounge, laundry room, guest accommodation, shared kitchen and well-maintained gardens, with lift access to all floors and wheelchair accessibility throughout the site. Regular social activities are organised, including tea and coffee mornings, helping to foster a friendly and welcoming community. The development is ideally located with a bus stop approximately 50 yards away, a GP surgery within close proximity, and Lincoln city centre around two miles away.

ACCOMMODATION

ENTRANCE HALL

Fitted with a useful storage cupboard and intercom system providing secure access and peace of mind.

LOUNGE/DINER

22' 4" x 11' 1 max" (6.81m x 3.38m) A bright and comfortable living space featuring an electric fire with surround and electric radiator, UPVC door opens directly onto the communal gardens and the private patio area, providing a pleasant seating space and easy outdoor access.

KITCHEN

8' 8 max" x 7' 7 max" (2.64m x 2.31m) Fitted with a modern range of wall and base units with work surfaces, stainless steel sink with drainer and mixer tap, eye-level electric oven, electric hob and extractor fan, fridge/freezer, slimline dishwasher, tiled splashbacks, laminate flooring and UPVC double-glazed window overlooking the gardens.

BEDROOM

18' 3 max" x 9' 2" (5.56m x 2.79m) A well proportioned double bedroom with built-in fitted wardrobes, UPVC double-glazed window and electric radiator.

BATHROOM

Three piece suite comprising shower cubicle, pedestal wash basin, close coupled WC, chrome towel radiator, built-in storage cupboard, medicine cabinet, tiled walls, laminate flooring and grab rails for added comfort and support.

LEASEHOLD INFORMATION

Length of Lease - TBC

Years Remaining on Lease - 97 years

Annual Ground Rent - £ TBC

Ground Rent Reviewed - Annually in TBC

Annual Service Charge Amount - £ TBC

Service Charge Reviewed - Annually in TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

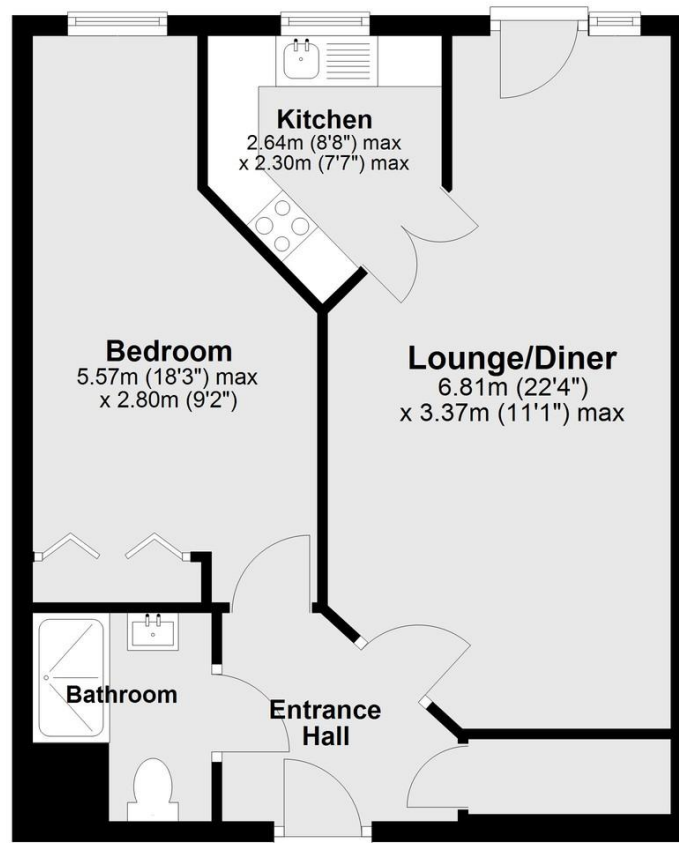
GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor



Total area: approx. 48.4 sq. metres (521.1 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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