



## 50 Cathedral View Court, Cabourne Avenue Lincoln, LN2 2GF



Book a Viewing!

### Offers in the Region of £58,000

A well presented Second Floor Apartment situated in this popular McCarthy & Stone retirement development for the over 55's in the Uphill area of Lincoln, within easy access to Lincoln City Centre, the Bailgate and Cathedral Quarter. The apartment has well presented accommodation comprising of Entrance Hall, generous sized L-shaped Lounge Diner, fitted Kitchen, Double Bedroom with fitted wardrobes and a Shower Room, with the property benefiting from recently updated fittings to both the Kitchen and Bath room areas. There is an emergency pull cord system in operation and there are communal areas which include a Residents' Lounge, Guest Suite, Laundry Room and other facilities. The complex is accessible for wheelchairs and there is a bus stop approximately 50 yards away from the front entrance. Outside there are communal gardens and permit parking. The property further benefits from No Onward Chain.





**SERVICES**

Mains Electricity, water and drainage. Electric Central 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 Bishop Grosseteste University.



## ACCOMODATION

### COMMUNAL AREA

With secure intercom system, residents lounge, utility/laundry room and lifts rising to the first and second floor. The complex also benefits from a guest suite.

### ENTRANCE HALLWAY

With storage cupboard and intercom system.

### LOUNGE DINER

23' 6" x 18' 10" (7.16m x 5.74m) With two UPVC double glazed windows, electric radiator, electric fire with surround and heath.

### KITCHEN

8' 7" x 7' 8" (2.62m x 2.34m) With UPVC double glazed window, vinyl flooring, fitted with a range of wall and base units with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer with separate hot and cold taps, integral eye level oven, four ring electric hob with extractor fan over and space for freezer.

### BEDROOM

18' 3" x 8' 10" (5.56m x 2.69m) With UPVC double glazed window, built-in wardrobes, drawers, dressing table and electric radiator.

### SHOWER ROOM

6' 10" x 5' 7" (2.08m x 1.7m) With vinyl flooring, fully tiled walls, low level WC and wash hand basin set within a vanity unit providing built-in storage, both recently updated, walk-in shower cubicle and electric heated towel rail.

### OUTSIDE

There are well maintained and pleasant communal gardens and parking spaces for permit holders to the front of the apartments.

### LEASEHOLD INFORMATION

Length of Lease – 125 yrs

Years Remaining on Lease – 97 yrs

Annual ground rent - TBC

Ground Rent Review Period - TBC

Annual Service Charge Amount – TBC

Service Charge Review Period – Every March

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.n](http://mundys.n)

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**REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO**

Sills & Butteridge, 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 the 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 Callum 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 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 HomeBuyer 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**

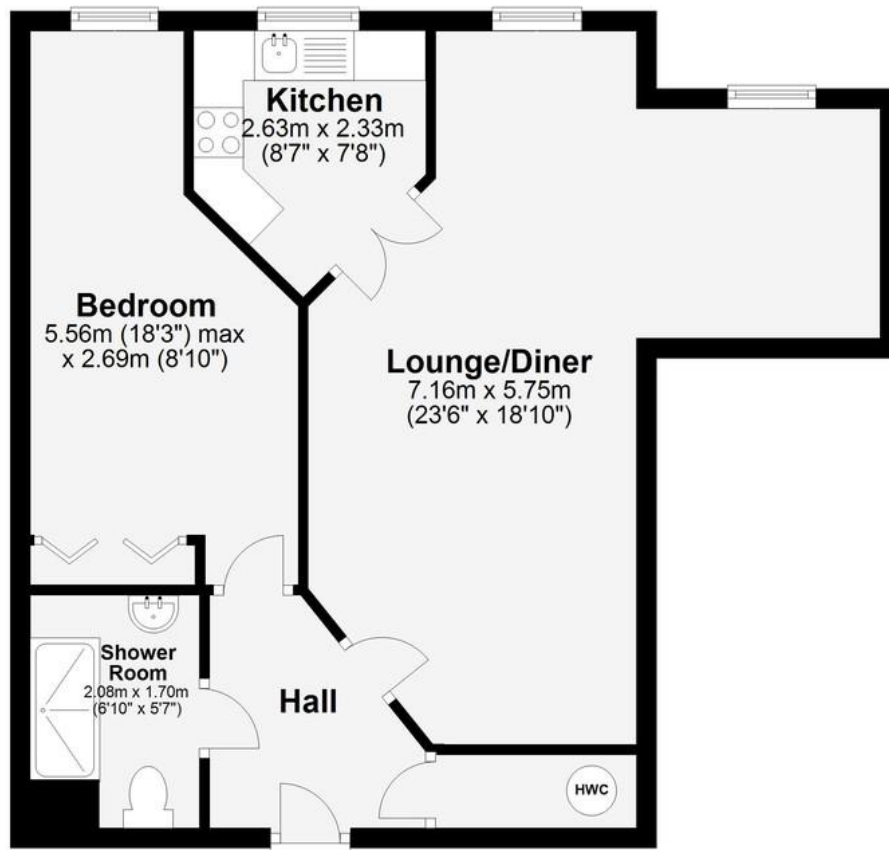
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
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**Ground Floor**

Approx. 53.8 sq. metres (579.5 sq. feet)



**Total area: approx. 53.8 sq. metres (579.5 sq. feet)**

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

**29 – 30 Silver Street**  
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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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