



11 Cathedral View Court, Cabourne Avenue Lincoln, LN2 2GF



Book a Viewing!

£80,000

A well positioned One Bedroom Ground floor Apartment situated in this popular retirement development for the Over 55's and located in the Uphill Area of Lincoln. The property is located just off Nettleham Road with easy access to Lincoln City Centre, Bailgate and Cathedral Quarter. Internally the property offers well presented living accommodation briefly comprising of Hallway, Lounge with a door giving direct access to the communal gardens, Kitchen, Double Bedroom and a Bathroom. There is an emergency pull cord system in operation and there are communal areas which briefly comprise of a Residents' Lounge, Guest Suite, Laundry Room and other further facilities. The complex is accessible for wheelchairs and there is a bus stop approximately 50 yards away from the front entrance. Outside there are well maintained communal gardens and permit parking. Viewing is highly recommended.





SERVICES

Electricity, water and drainage 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.



LEASEHOLD INFORMATION

Length of Lease - 125 years

Remaining Years on Lease - 97 years

Ground Rent - £560.94 Per Annum

Service Charge - £3,165.34 Per Annum

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

ACCOMMODATION

HALL

With intercom system, electric radiator and storage cupboard.

LOUNGE/DINER

20' 2" x 10' 2" (6.17m x 3.10m) With two double glazed windows, door to the communal gardens, wall hung electric fire and two electric radiators.

KITCHEN

7' 4" x 7' 1" (2.26m x 2.17m) Fitted with a range of wall and base units with work surfaces over, ceramic 1 1/2 bowl sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, spaces for fridge and freezer, tiled splashbacks and double glazed window.

BEDROOM

13' 6" x 8' 11" (4.13m x 2.73m) With double glazed window, fitted wardrobes and electric radiator.

BATHROOM

Fitted with a stylish three piece suite comprising of panelled bath with shower over and glass shower screen, close coupled WC, wash hand basin in a vanity style unit with storage beneath and part tiled walls.

OUTSIDE

There are well maintained and pleasant communal gardens. The property benefits from direct access to the gardens.

COMMUNAL AREAS

With a secure intercom, residents Lounge Area, Utility/Laundry room, lifts rising to First Floor Landing and giving access to the Inner Hallway. The complex also benefits from a Guest Suite.





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 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 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

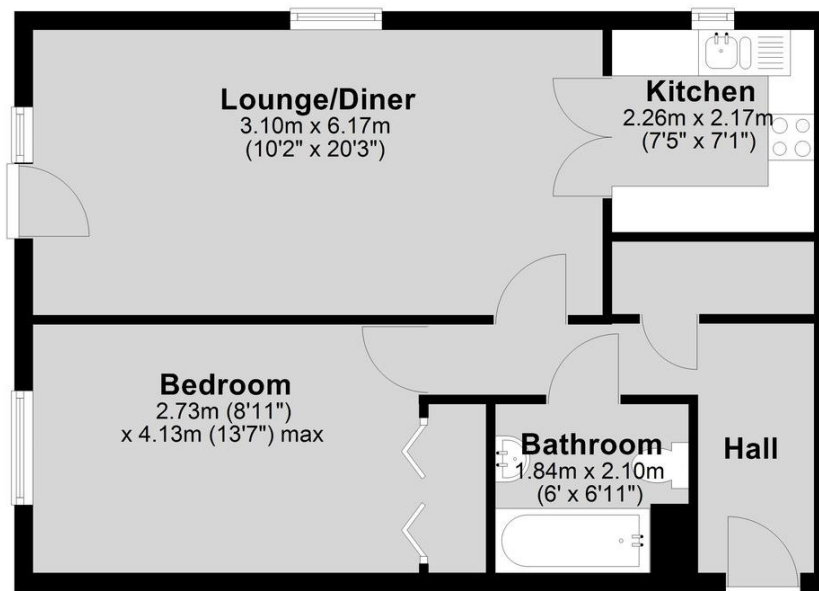
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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

Approx. 50.7 sq. metres (545.5 sq. feet)



Total area: approx. 50.7 sq. metres (545.5 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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