



**32 Cathedral View Court, Cabourne Avenue**  
Lincoln, LN2 2GF



Book a Viewing!

**£62,500**

A well-presented First Floor Apartment situated in this popular retirement development for the over 55's. The property is located in the Uphill area of Lincoln, just off Nettleham Road, with easy access to Lincoln City Centre and the Bailgate and Cathedral Quarter. The apartment offers living accommodation to briefly comprise of Hallway, Lounge Diner, Kitchen, Double Bedroom and a Shower Room. 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 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 communal gardens and permit parking. The property is being sold with No Onward Chain.





**SERVICES**

Mains electricity, water and drainage.  
Electric central heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – A.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

Cathedral View Court is located just off Nettleham Road, in this very popular area of Lincoln. There is a medical centre and amenities located adjacent to the development and further local amenities including supermarkets, Bailgate and Central Lincoln close by.



## LEASEHOLD INFORMATION

Length of Lease - 125 years from 1998

Years Remaining on Lease - 98 years

Annual Ground Rent - £560

Annual Service Charge Amount - £3,236

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

## ACCOMMODATION

### 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.

### HALL

With intercom system and storage cupboard.

### LOUNGE/DINER

22' 5 (max)" x 10' 8 (max)" (6.83m x 3.25m) With double glazed window, electric fire set within a feature fireplace and electric storage heater.



### KITCHEN

8' 7" x 7' 7" (2.63m x 2.33m) Fitted with a range of wall and base units with work surfaces over, sink with side drainer and mixer tap over, eye level electric oven, electric hob with extractor fan over, spaces for a fridge and freezer, tiled splashbacks and double glazed window.

### BEDROOM

18' 5" x 9' 3" (5.63m x 2.83m) With double glazed window, fitted wardrobes and electric storage heater.



### SHOWER ROOM

With tiled walls and a three piece suite comprising of shower cubicle, close coupled WC and wash hand basin in a vanity style unit.

### OUTSIDE

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





**WEBSITE**

Our detailed website show 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](http://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**

SMS & Betteridge, Ringrose Law LLP, Burton and Co, 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**

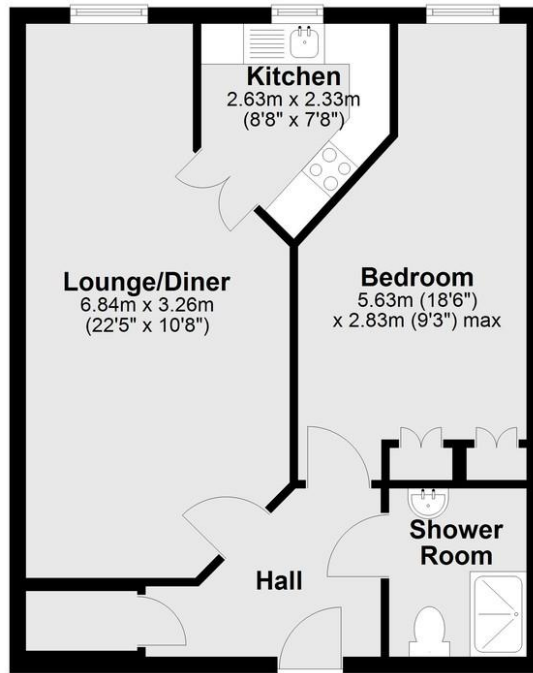
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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**

Approx. 48.3 sq. metres (520.1 sq. feet)



Total area: approx. 48.3 sq. metres (520.1 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.

