



36 Cathedral View Court

Cabourne Avenue, Lincoln, LN2 2GF



Book a Viewing!

£65,000

A well presented First Floor Apartment situated within this popular retirement development for the over 55s, ideally located in Lincoln's sought after Uphill area just off Nettleham Road. The property enjoys convenient access to Lincoln City Centre, together with the historic Bailgate and Cathedral Quarter, while a bus stop is located close to the development entrance. The accommodation briefly comprises an Entrance Hall, Lounge/Diner, Kitchen, Double Bedroom and Shower Room. The development offers a range of communal facilities and services, including a Residents' Lounge, Guest Suite and Laundry Room, together with an emergency pull-cord system. The complex is wheelchair accessible and benefits from pleasant communal gardens and permit parking. An excellent opportunity for those seeking comfortable retirement living in a convenient location.





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. 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

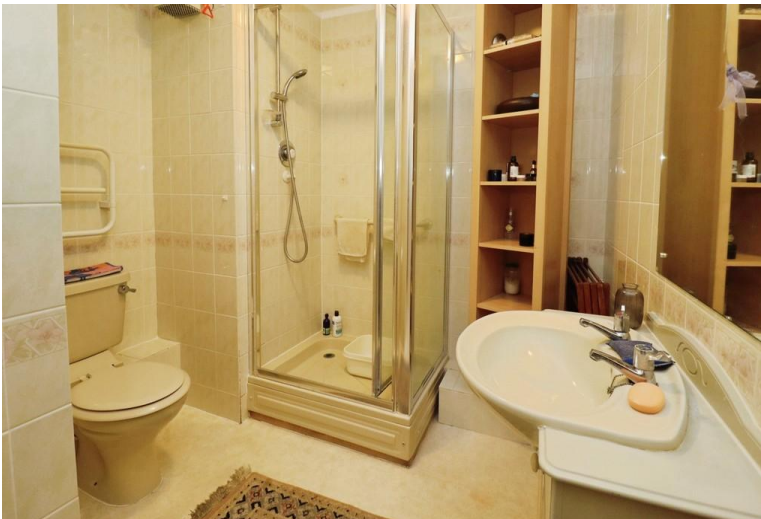
Length of Lease - 125 years from 1998

Years Remaining on Lease - 97 years

Annual Ground Rent - £TBC

Annual Service Charge Amount -£TBC

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

17' 7" x 14' 7" (5.37m x 4.45m) With double glazed window, electric fire set within a feature fireplace and electric storage heater.

KITCHEN

8' 11" x 5' 8" (2.74m x 1.75m) Fitted with a range of wall and base units with work surfaces over, stainless steel 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

12' 8" x 8' 8" (3.87m x 2.65m) With double glazed window, fitted wardrobes and electric storage heater.

SHOWER ROOM

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

OUTSIDE

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

KEY FACTS FOR BUYERS

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.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)



WEBSITE

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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

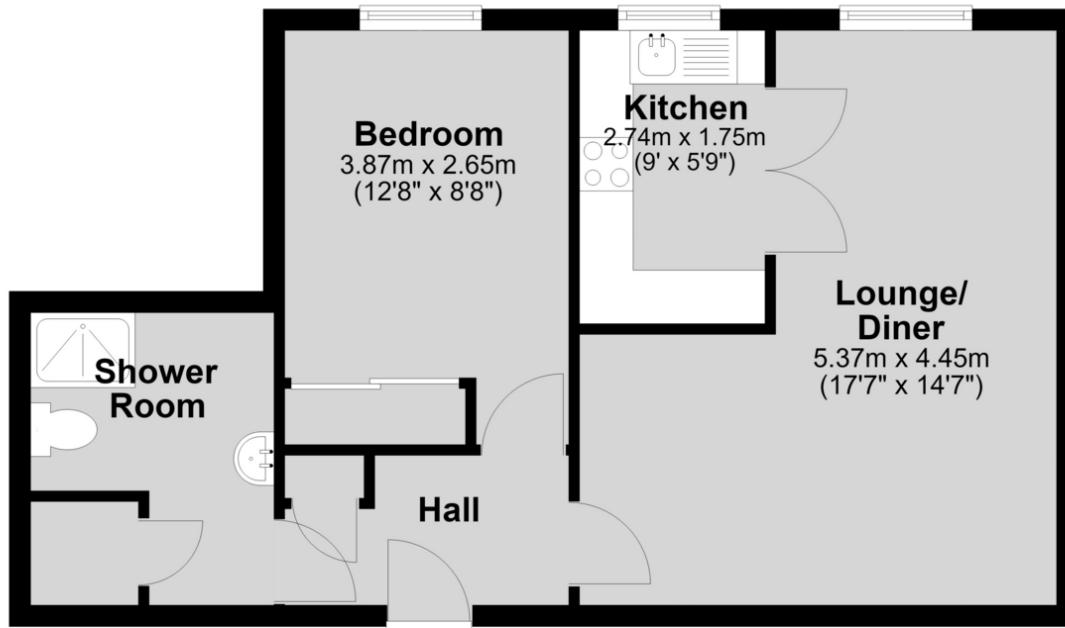
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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Ground Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



Total area: approx. 45.2 sq. metres (486.7 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
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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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