



## Cathedral View Court, Lincoln



**£72,000**

- Retirement Apartment
- One Double Bedroom with Fitted Wardrobes
- NO ONWARD CHAIN
- Well Presented Through Out
- Communal Gardens
- Popular Location
- Leasehold
- EPC rating B



Well presented one bedroom apartment, situated in the popular over 55s development of Cathedral View Court. The property benefits from well maintained communal areas to include established gardens, residents lounge, laundry and guest bedrooms. The apartment offers entrance hall, lounge diner, kitchen, shower room and bedroom. Externally there is ample communal parking. The property further benefits from being sold with NO ONWARD CHAIN.

### Entrance Hall

External door to front aspect, storage cupboard and access to all rooms.

### Lounge 5.92m x 3.16m (19'5" x 10'5")

Window to rear aspect, feature fireplace, emergency pull cord and radiator.

### Kitchen 2.47m x 2.46m (8'1" x 8'1")

Window to rear aspect/ Fitted with a range of wall and base units with worktops over, sink with drainer, integrated single oven, four ring electric hob with extractor over, space for fridge freezer and space for microwave.

### Bedroom 3.24m x 4.92m (10'7" x 16'1")

Window to rear aspect, fitted wardrobe, emergency pull cord and radiator.



### Bathroom 1.68m x 2.16m (5'6" x 7'1")

Fitted with wash hand basin, low level WC, shower cubicle, radiator and extractor.

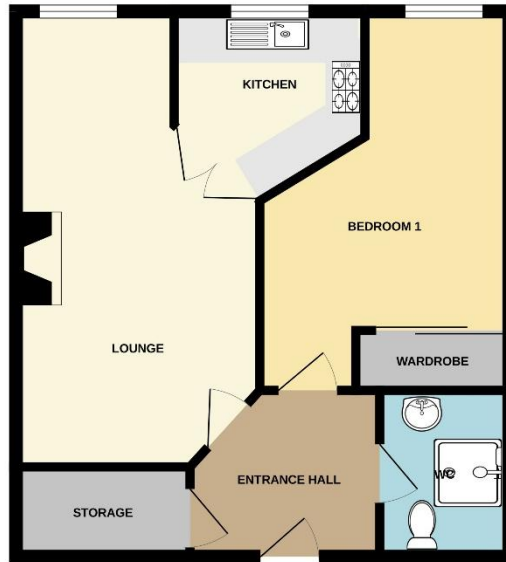
### Outside

A beautifully maintained communal garden with mature trees and patio areas.

### Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

**GROUND FLOOR**  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 481 sq.ft. (44.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the drawings contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been inspected and no guarantee is given for their operation or condition. All dimensions are for general information only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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