



Apartment 1 Navigation Court

Saxilby, Lincoln, LN1 2YF



Book a Viewing!

£120,000

(Represents 75% Share)

A well-presented ground floor retirement apartment located close to the centre of the ever popular village of Saxilby. The apartment is available on a shared ownership basis for the over 55s in association with LACE housing. The well presented internal living accommodation briefly comprises of Communal Entrance Hall, Private Entrance Hall with intercom, flexible Open Plan Living/Dining and fitted Kitchen Area, Two Bedrooms and Shower Room. The apartment further benefits from gas central heating and UPVC double glazing. Outside there are well maintained communal gardens and a parking area. Viewing of the property is highly recommended to appreciate the position within the village.



Navigation Court, Saxilby, Lincoln, LN1 2YF



LOCATION

Saxilby is a medium sized village to the West of Lincoln. The village offers a wide range of local amenities including schools, shop, public houses and train station. There are regular bus and train services in and out of Lincoln.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

With stairs rising to the first floor.

ENTRANCE HALL

With main entrance door, coving to ceiling, intercom system and a built-in storage cupboard with shelving and gas central heating boiler.

OPEN PLAN LIVING/DINING & KITCHEN AREA

LIVING/DINING AREA

15' 10" max into alcove x 13' 5" (4.83m x 4.09m) With UPVC French door to the side elevation leading to a small patio/seating area, UPVC window to the rear elevation, TV Ariel and Telephone points and coving to ceiling.

KITCHEN AREA

9' 2" x 8' 5" (2.79m x 2.57m) Fitted with a range of wall, base units and drawers with work surfaces over, part tiled surround, fitted oven and hob, extractor hood, sink unit and drainer, washer/dryer, fridge freezer and microwave.



BEDROOM 1

11' 10" x 10' 10" (3.61m x 3.3m) With UPVC window to the rear elevation, radiator, coving to ceiling, TV point, fitted wardrobes and door leading to the shower room.

BEDROOM 2

10' 10" x 8' 2" (3.3m x 2.49m) With UPVC window to the front elevation, radiator and telephone point.

SHOWER ROOM

10' 10" x 7' 3" (3.3m x 2.21m) With large shower cubicle, radiator, WC, wash hand basin, extractor fan, part tiled surround and UPVC window.

OUTSIDE

There are well maintained communal gardens with a seating area, mobility scooter store, bin store and communal car park.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

For the over 55s

Mobility scooter store

Communal Car Park

Communal Central TV antenna distribution system.

EPC RATING – B.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Leasehold.

LEASEHOLD INFORMATION

Length of Lease - 125 starting from April 2015 and the Shared ownership percentage is 75% with LACE retaining 25%.

Years Remaining on Lease - 113

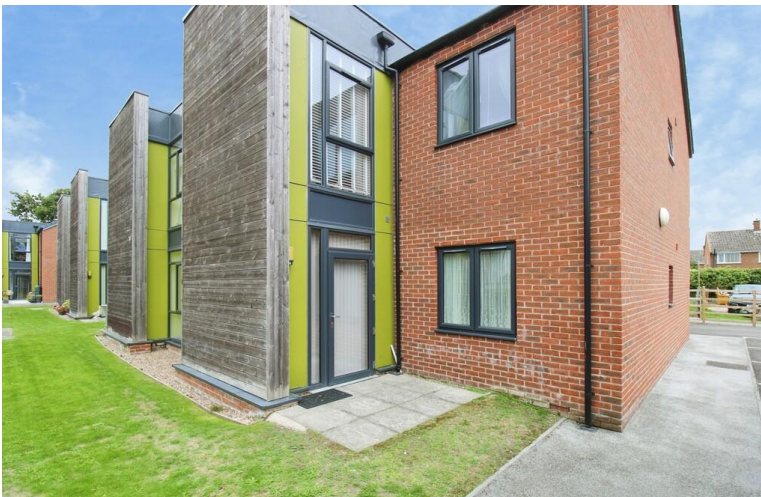
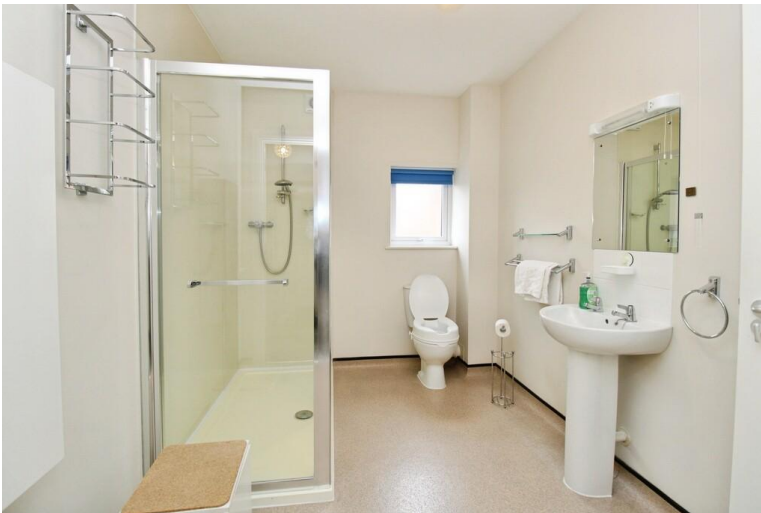
Annual Service Charge Amount - £1,633.68 (Monthly Service Charge – £136.14)

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

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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<https://www.mundys.net/referral-fee/>

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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

Total approx floor area: 64.2 m² (690.8 ft²)
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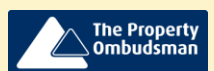
29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

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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