



3 Navigation Court

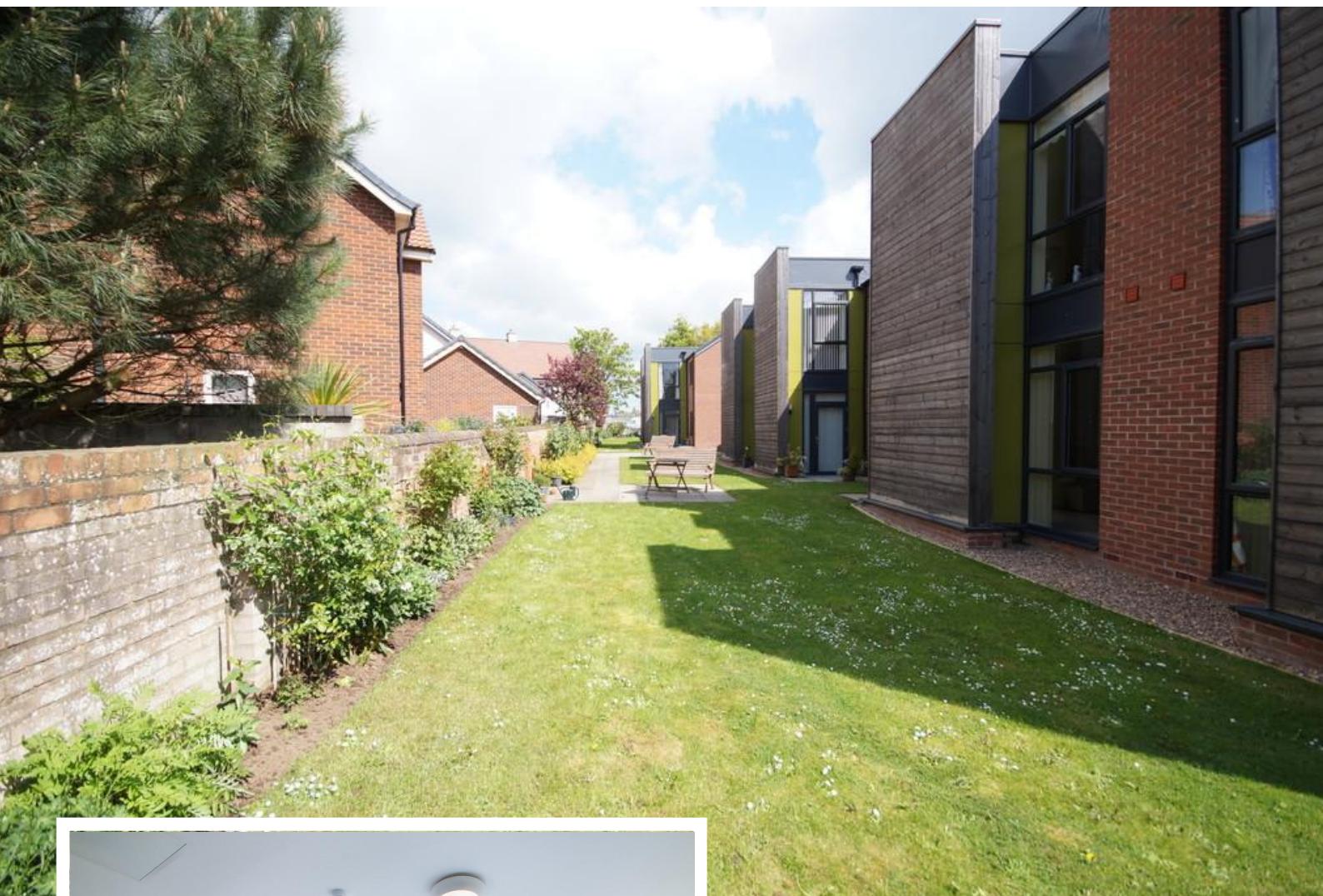
Saxilby, Lincoln, LN1 2YF

£31,250
REPRESENTING 25% SHARE OF THE OWNERSHIP

A 25%, 50% OR 75% SHARED OWNERSHIP IS AVAILABLE ON THIS PROPERTY - £31,250 REPRESENTS A 25% SHARE - OVER 55'S ONLY - Mundys are pleased to market this First Floor Floor Retirement Apartment on behalf of Lace Housing, a locally based provider of Housing, Care and Support Services for older people in Lincolnshire. The apartment is available on a Shared Ownership basis for the over 55's. The internal accommodation briefly comprises Entrance Hall, Flexible Open Plan Living/Dining Area and Fitted Kitchen, Two Bedrooms and Jack and Jill Shower Room. The Apartment further benefits from Gas Central Heating and uPVC Double Glazing. Outside there are landscaped gardens, communal seating area, clothes drying area, bin store and twelve communal parking spaces.



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SERVICES

All mains services available. Gas central heating.

EPC RATING — B.

TENURE — Leasehold / Shared Ownership.

VIEWINGS - By prior appointment through Mundys.

SHARED OWNERSHIP OPTIONS — This property is available to purchase on either a 25%, 50% or 75% Shared Ownership basis as follows:-

£31,250 (representing a 25% Share of the Ownership and Lace Housing retaining 75% Share of the Ownership) with a weekly rent (£33.05), major repair sinking fund (£16.91) and Services (£18.75) payable, totalling £68.71 per week.

£62,500 (representing a 50% Share of the Ownership and Lace Housing retaining 50% Share of the Ownership) with a weekly rent (£16.53), major repair sinking fund (£16.91) and Services (£18.75) payable, totalling £52.19 per week.

£93,750 (representing a 75% Share of the Ownership and Lace Housing retaining 25% Share of the Ownership) with a weekly major repair sinking fund (£16.91) and Services (£18.75) payable, totalling £35.66 per week.





DIRECTIONS

Heading out of Lincoln along the A57, heading towards Saxilby, turn right where signposted into the village onto Mill Lane. Turn immediately left onto Bridge Street, proceed along and Navigation Court can be located on the right hand side.



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.



COMMUNAL ENTRANCE

With stairs to the First Floor Landing.



ENTRANCE HALL

With Amtico flooring, storage cupboard, doors to the two Bedrooms and Shower Room, radiator and leading into the Kitchen Area.

KITCHEN AREA

13' 5" x 9' 1" (4.09m x 2.77m) With vinyl flooring, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, sink unit and drainer with mixer tap above, integral oven and four ring electric hob with extractor fan over and spaces for an automatic washing machine, dishwasher, fridge and freezer

LOUNGE AREA

13' 1" x 13' 3" (3.99m x 4.04m) With Amtico flooring, full height uPVC windows overlooking the front and side aspects and radiator.

BEDROOM 1

11' 9" x 10' 9" (3.58m x 3.28m) With uPVC window to the side aspect, radiator, Amtico flooring and door to the Jack and Jill Shower Room.

JACK & JILL SHOWER ROOM

With uPVC window to the side aspect, suite to comprise of double shower cubicle, WC and wash hand basin, extractor fan and radiator.

BEDROOM 2

10' 9" x 8' 2" (3.28m x 2.49m) With uPVC window to the side aspect, Amtico flooring and radiator.



WEBSITE

Our detailed web site 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

Move with Us and Sills and Better Edge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sills & Better Edge then we will receive a fee of £150 irrespective of whether a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generated the appointment.

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

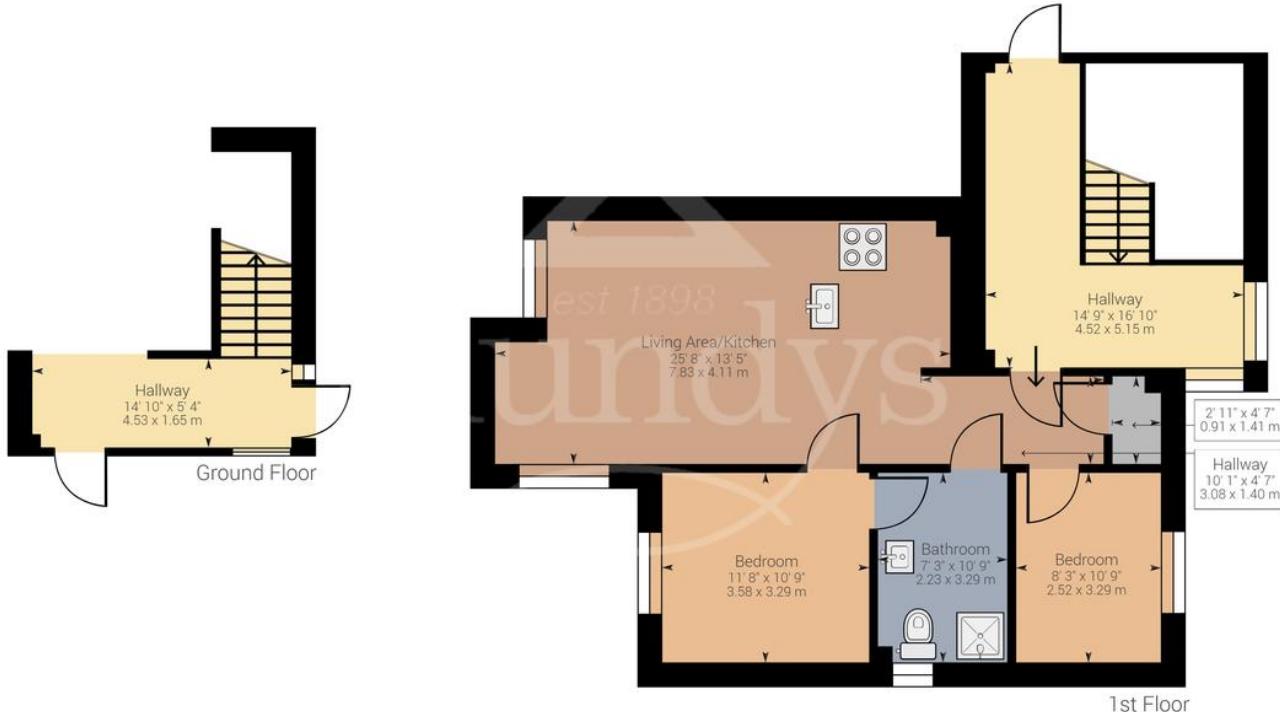
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Approximate net internal area: 693.27 ft² / 64.41 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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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.

