



Apt 28 Cathedral Heights, Chichester Road

Bracebridge Heath, Lincoln, LN4 2FE

£170,000

NO ONWARD CHAIN - A spacious second floor apartment located on the sought after Cathedral Height Development within the popular village of Bracebridge Heath. The apartment offers well presented and spacious living accommodation to briefly comprise of Communal Entrance, Entrance Hall, 26ft Open Plan Living Area, two Bedrooms and Bathroom. The apartment is situated in secure grounds with gated access and a communal courtyard to the centre of the Development. The property further benefits from a SINGLE GARAGE and viewing of the property is highly recommended to appreciate the spacious living accommodation on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

DISCLAIMER - The pictures used in the marketing of the property were taken in August 2017, prior to when the current vendor owned the property.

CHARGES - Vendor advises that they pay £98 pcm for the charges.

Ground Rent - Approx £10 per annum.

Service Charge - Approx £1,100 per annum.

LOCATION

Located within the Cathedral Heights development just off Lichfield Road on the outskirts of Bracebridge Heath, approximately 2 miles South of the City. The village itself offers local amenities including, shops, Doctors, Library, public houses, schools and a direct bus route into Lincoln City Centre and the Market Town of Grantham.



ENTRANCE HALL

With door to the Communal Entrance, laminate flooring, radiator, wall lighting and doors leading to two Bedrooms, Bathroom, Open Plan Living Area and storage cupboard.

OPEN PLAN LIVING AREA

26' 7" x 17' 9" (8.1m x 5.41m)

RAISED KITCHEN AREA

With uPVC double glazed window, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiled splash-backs, 1 1/2 bowl stainless steel sink unit and drainer with mixer tap, integral double oven with four ring electric hob and extractor fan over and integral fridge freezer, dishwasher and washing machine.

LIVING AND DINING AREA

With two uPVC double glazed windows and double doors leading to a Juliette balcony, laminate flooring, wall lighting, two radiators and spotlights to ceiling.

BEDROOM 1

11' 4" x 10' 5" (3.45m x 3.18m) , With uPVC double glazed window, built in wardrobe and radiator.

BEDROOM 2

11' 4" x 11' 0" (3.45m x 3.35m) , With uPVC double glazed window and radiator.

BATHROOM

10' 9" x 6' 3" (3.28m x 1.91m) , With uPVC double glazed privacy window, fully tiled walls, tiled floor, suite to comprise of low level WC, wash hand basin, bath and walk-in shower, heated towel rail, spotlights to ceiling and extractor fan.

OUTSIDE

There is a communal courtyard and grounds and secure gated parking. There is the additional benefit of a Single Garage in a block.





WEBSITE

Our detailed website 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 Silb & Betteridge 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 Silb & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto 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. Mundy's 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 Mundy's 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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FLOORPLAN TO FOLLOW

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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.

