



## 5 Jubilee Court, Newport

Lincoln, LN1 3EU

**£109,950**

**80% Shared Ownership**

A well-presented ground floor one bedroomed apartment positioned in this prime Uphill location, on a small development of Lace Housing Apartment and within walking distance into the Bailgate and Cathedral Quarter. Internally the property offers living accommodation briefly comprising of Entrance Hallway, Lounge Diner, Kitchen, Bedroom and Bathroom. Outside there are attractive and well maintained communal gardens and the additional benefit of off road parking. The apartments are specifically for the over 55s and all applicants will be processed by Lace House prior to any offers being accepted. The property is being sold under a shared ownership basis and the price represents 80%. The property is being sold with No Onward Chain. Viewing is recommended.







#### **SERVICES**

Mains Electricity, water and drainage. Electric central heating.

#### **EPC RATING — B.**

**TENURE** - Leasehold.

#### **LEASEHOLD INFORMATION**

125 Year Lease commencing 03/12/2014.

Service Charge Payable - £154.98 per calendar month.

#### **VIEWINGS**

By prior appointment through Mundys.

#### **DIRECTIONS**

Heading out of Lincoln along Yarborough Road, at the roundabout proceed straight across onto Yarborough Crescent and at the next roundabout turn right onto Newport. Turn right where signposted Jubilee Court, which takes you to the side of Avalon Court and Jubilee Court can be found at the rear.







## LOCATION

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 Bishop Grosseteste College.

## COMMUNAL ENTRANCE

With access to all floors and to flat 5.

## ENTRANCE HALL

With storage cupboard, intercom system, meter cupboard and doors to bedroom, lounge and bathroom.

## LOUNGE

16' 9" x 13' 4" (5.11m x 4.06m) , with UPVC double glazed window and door to the front elevation, electric storage heater, space for dining table and opening into kitchen.

## KITCHEN

7' 6" x 7' 1" (2.29m x 2.16m) , with UPVC double glazed window to the front elevation, fitted with a range of wall, base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap, spaces for freestanding cooker, fridge and washing machine, LED spotlights, tiled flooring and partly tiled walls.

## BEDROOM

14' 6" x 11' 6" (4.42m x 3.51m) , with UPVC double glazed windows to the front and side elevations, electric heater and built-in wardrobe.

## BATHROOM

7' 8" x 6' 5" (2.34m x 1.96m) , with suite to comprise of low level WC, bath with shower over, vanity wash hand basin, tiled flooring, partly tiled walls and extractor fan.

## OUTSIDE

There are communal gardens and off road parking.

### 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](http://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 Sils and 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 Sils & 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 01 522 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 are 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

Approx. 37.9 sq. metres (407.5 sq. feet)



Total area: approx. 37.9 sq. metres (407.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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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.

