



44 Cathedral View Court, Cabourne Avenue

Lincoln, LN2 2GF

£77,000

A one bedroomed second floor apartment located within this popular retirement development for the over 55s. The internal accommodation comprises of Communal Entrance Hall with lift access to all floors, Inner Hallway, Lounge, Kitchen, Bedroom and Shower Room. There is an emergency pull cord alarm system in operation and other communal facilities which briefly comprise of Residents Lounge, Guest Suite, Laundry Room and other facilities. The site is accessible for wheelchairs and there is a bus stop approx. 50 yards away from the front entrance. Outside there are communal gardens and permit parking. The property is being sold with No Onward Chain.



Cathedral View Court, Cabourne Avenue, Lincoln, LN2 2GF

SERVICES

All mains services available. Electric Storage Heating.

EPC RATING – C.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Proceeding out of Lincoln up Lindum Hill, bearing left at the Adam and Eve Public House taking you past Lincoln Cathedral. Proceed straight ahead at the traffic lights, bearing right on to Nettleham Road. Proceed along Nettleham Road going straight across at the first roundabout, continue along and Cathedral View Court is located on the left hand side and is accessed via Cabourne Avenue.

LOCATION

Cathedral View Court is located just off Nettleham Road in a very popular area of Lincoln. There is a medical centre and amenities located adjacent to the development and further local amenities including supermarkets, the Bailgate and Central Lincoln are close by.

There is a monthly service charge which includes the pull cord intercom system, use of the communal room and garden, water rate, building insurance, window cleaning and access to the laundry room (use of the washing machines and tumble dryers). For more information about the service charge please contact Mundys.

ACCOMMODATION

INNER HALLWAY

With door to the communal entrance, doors to the shower room, lounge and bedroom.

LOUNGE

12' 2" x 14' 3" (3.72m x 4.35m), with UPVC window to the front aspect, electric heater, decorative fireplace and doorway to the kitchen.

KITCHEN

8' 5" x 7' 7" (2.58m x 2.32m), with UPVC window to the front aspect, fitted base units and drawers with work surfaces over, stainless steel sink unit and drainer, integral oven and four ring electric hob with extraction above, space for a fridge freezer and wall mounted cupboards with complementary tiling below.

SHOWER ROOM

7' 1" x 8' 7" (2.17m x 2.64m), with suite to comprise of shower, WC and wash hand basin with vanity cupboard, extraction fan, mermaid boarding and electric wall heater.

BEDROOM

8' 9" x 17' 8" (2.67m x 5.41m), with UPVC window to the front aspect, electric heater and fitted cupboard.

OUTSIDE

There are communal gardens and communal 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

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 - HOW WE MAY REFER YOU TO

Move with Us and Sills and Bitteridge 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 £150 per sale and £185 per purchase from them; should you decide to instruct Sills & Bitteridge then we will receive a fee of £150 irrespective of the final 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 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee 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 550888 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 the vendors (Lessors) for whom they act as Agents & we 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 whatsoever 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



29 – 30 Silver Street
Lincoln
LN2 1AS

www.mundys.net
residential@mundys.net
01522 510044

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

