



## 53 Cathedral View Court, Cabourne Avenue

Lincoln, LN2 2GF

**£ 74,500**

This is a One Bedroom Second Floor Apartment within this popular Retirement Development for over 55's. The internal accommodation comprising of; Communal Entrance with lifts to all floors, Inner Hallway, Lounge, Kitchen, Bedroom and a Shower Room. There is an emergency pull-cord system in operation with other communal facilities which briefly comprise of; Resident's Lounge, Guest Suite, Laundry Room and other facilities. The site is accessible for wheelchairs and there is a bus stop approximately 50 yards away from the front entrance. Outside, there are communal gardens and permanent parking. The property is being sold with NO CHAIN.



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### SERVICES

All mains services available. Electric storage Heaters

**EPC RATING – B.**

**COUNCIL TAX BAND – A** (Lincoln City Council).

**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

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 AREAS

With a secure intercom, Lounge Area and Utility Area. Lifts rising to First Floor Landing and giving access to the Inner Hallway.

### INNER HALLWAY

With doors leading to the Bedroom, Shower Room, Kitchen and Inner Hallway.

### LOUNGE

10' 8" x 19' 7" (3.27m x 5.99m) With uPVC window to the front, electric fire with decorative surround, electric heater, double glass panelled doors to the Kitchen.

### KITCHEN

7' 0" x 7' 6" (2.14m x 2.31 m) With uPVC window to the front, fitted with a range of base unit and drawers with work surfaces over, stainless steel sink and drainer, integral oven and four ring electric hob with extraction above. Space for a fridge and freezer.

### BEDROOM

9' 4" x 13' 8" (2.86m x 4.19m) With uPVC window to the front, fitted cupboards and electric heater.

### SHOWER ROOM

6' 10" x 5' 5" (2.10m x 1.67m) With a suite to comprise of; shower, WC, wash hand basin with vanity cupboard, electric towel heater and tiled walls. The airing cupboard houses the hot water tank and shelving.

### 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 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 here in as not verified.

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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 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.

