



King & Co.
ESTATE AGENTS

21 CATHEDRAL HEIGHTS, BRACEBRIDGE
HEATH, LINCOLN, LN4 2FE
£179,950





This spacious two bedroomed apartment within Cathedral Heights having views towards Lincoln Cathedral and the open countryside has been well maintained by the present owners and benefits from having a garage together with allocated parking. The apartments are approached via double electric gates leading to the parking area and communal gardens. Also boasting an attractive central courtyard.

OPENPLAN LIVING

26' 10" x 17' 11" (8.19m x 5.48m) A spacious room with windows to two elevations giving a wealth of light to the room



KITCHEN AREA

Well fitted having high gloss finish to the doors together with integrated appliances including fridge freezer, dishwasher and washing machine, carousel units to the corner, Stainless steel single drainer sink unit with mixer taps, inset double oven and ceramic hob with extraction unit over, attractive tiling between the base and wall units, curved counter top around the outside of the units, tiled laminate floor and spotlighting



DINING AREA

with laminate floor, wall lights

LOUNGE AREA

having a wrought iron Juliette balcony to the French doors, laminate floor, radiators, wall lights

INNER HALLWAY

With wall lights, storage /airing cupboard and shelving

BATHROOM

10' 2" x 6' 11" (3.1m x 2.11m) Fully tiled with a four piece bathroom suite, raised walk in shower, panelled bath, pedestal wash hand basin, tiled floor, ladder radiator

BEDROOM

15' 5" x 10' 2" (4.7m x 3.1m) Overlooking the Courtyard having wall and central light fitting, fitted carpet, radiator

BEDROOM

15' 8" x 10' 9" (4.8m x 3.3m) with a Juliette balcony having Cathedral views, built in wardrobes, fitted carpet and radiator

GARAGE

Located in a separate block with up and over door

ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

TENURE

We understand that the property is leasehold (982 years) The service charge per annum is £1158.42. Vacant possession will be given upon completion.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		