



37 Minster Court

Bracebridge Heath, Lincoln, LN4 2TS

£155,000

NO ONWARD CHAIN - This is a well presented two bedroomed, second floor apartment, for the over 55's situated in this popular retirement development within village of Bracebridge Heath. The development offers communal facilities and services for all owners and has internal accommodation to comprise of Inner Hallway, Lounge, Kitchen, two Bedrooms and Shower Room. Viewing of the property is highly recommended to appreciate the accommodation on offer.





SERVICES

Mains electricity, water and drainage. Electric heating.

EPC RATING – C.

TENURE - Leasehold.

VIEWINGS

By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln on the A15 take London Road to Bracebridge Heath, turn left onto Canwick Avenue and proceed along, then turn right onto Lichfield Road, then right onto York Avenue and the complex is found at the end of the cul de sac.



LOCATION

Well located in the popular medium sized village of Bracebridge Heath which lies approximately two miles South of Lincoln. Bracebridge Heath has its own shops and village amenities, local schooling and easy access to the South of Lincoln City Centre where there are superstores, supermarkets and leisure amenities.

COMMUNAL ENTRANCE

With intercoms to the Apartments.



INNER HALLWAY

With doors to two Bedrooms, Shower Room, Lounge and walk-in cupboard.

LOUNGE

16' 3" x 14' 11" (4.97m x 4.55m) With three uPVC windows, electric fire with marble hearth and surround, electric heater, wall lights and doors leading to the Inner Hallway and Kitchen.

KITCHEN

10' 7" x 7' 10" (3.24m x 2.40m) With uPVC window, fitted with a range of wall, base units and drawers with work surfaces over and complementary tiling below, 1 1/2 bowl sink unit and drainer with mixer tap, eye level fitted oven, four ring electric hob with extractor fan over, vinyl flooring and integral fridge, freezer and washing machine.



SHOWER ROOM

8' 1" x 8' 0" (2.48m x 2.46m) With walk-in shower area with wet room flooring, WC, wash hand basin, electric heater, partly tiled walls and full height storage cupboard.

BEDROOM 1

12' 4" x 10' 5" (3.78m x 3.20m) With uPVC window, electric heater and fitted wardrobes with hanging rails and shelving.





BEDROOM 2

10' 5" x 8' 7" (3.20m x 2.62m) With uPVC window and electric heater.

OUTSIDE

There are communal well kept gardens.

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

Sills & Betteridge, Bridge McFarland, Ringrose and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 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 are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

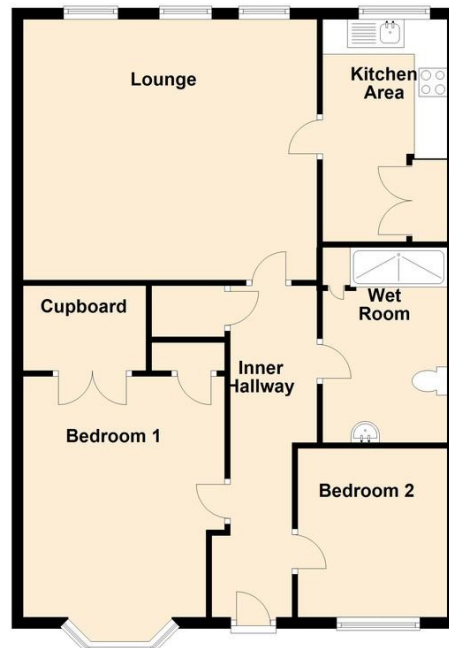
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition 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 a not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Ground Floor

Approx. 78.6 sq. metres (846.1 sq. feet)



For illustration purposes only.
Plan produced using PlanUp.

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 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.

