



Apartment 7, Bernard House, Caistor Drive

Bracebridge Heath, Lincoln, LN4 2UT

£179,950

NO ONWARD CHAIN - This is a beautiful example of a modern two bedroomed apartment situated within a Grade II Listed Building. The property has internal accommodation to briefly comprise of Communal Entrance, Stairway and Landing, Inner Hallway, Lounge, Kitchen Diner, two Bedrooms and Bathroom. The property has previously been let for £795 per calendar month. The total floor area is 92 square metres (measurement taken from the EPC).





SERVICES

Mains electricity, water and drainage. Electric Heating

EPC RATING – E.

COUNCIL TAX BAND – C

LOCAL AUTHORITY - North Kesteven District Council

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Head out of Lincoln on the High Street and at the South Park roundabout take the second exit and proceed up Cross O'Cliff Hill. Upon entering the village of Bracebridge Heath turn left on to the B1131 and then immediately turn right on to Caistor Drive and Bernard House is located at the end of the road.

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.



ACCOMMODATION

COMMUNAL ENTRANCE

With post boxes, tiled flooring and stairs leading to the apartments.

ENTRANCE / STAIRS

With stairs leading up to the apartment and window to the side aspect.

LANDING

With two windows to the side aspect, over stairs storage area and leading into the Inner Hallway.

INNER HALLWAY

With entry phone, central heating thermostat, doors to the Bathroom, two Bedrooms and Kitchen and window to the side aspect.



BATHROOM

12' 11" x 6' 6" (3.95m x 1.99m) With partly tiled walls, tiled flooring with electric underfloor heating, towel radiator, suite to comprise of bath with shower, WC and wash hand basin and uPVC window to the rear aspect.

BEDROOM 1

12' 11" x 9' 9" (3.95m x 2.99m) With window to the side aspect and radiator.

BEDROOM 2

12' 11" x 9' 10" (3.95m x 3.01m) With windows to the front and side aspects and radiator.



KITCHEN AND DINING ROOM

19' 5" x 12' 11" (5.92m x 3.94m) With windows to the rear and side aspects, fitted with a range of wall, base units and drawers with work surfaces over, sink unit and drainer with mixer tap, integral dishwasher, electric oven, space for a washing machine, central island with integral fridge and freezer, electric hob with extractor fan over, radiators and archway leading into the Lounge.

LOUNGE

19' 10" x 13' 0" (6.05m x 3.98m) With two windows to the front aspect and radiator.

NOTES

The postcode for the Energy Performance Certificate is LN4 2TA, but the apartment's correct postcode is now LN4 2UT.



LEASEHOLD INFORMATION

Length of Lease - 999 years from 1st April 2014.

Years Remaining on Lease - 991 years (as at 2022).

Annual Ground Rent - £150.00 per annum.

Annual Service Charge Amount - Currently £1,985.82 per annum.

The Service Charge payment dates stipulated in the Lease are 1st April and 1st October. The Service Charge 'Maintenance Year' ends on 31st March.



All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

There is one parking space allocated in the Lease.

The apartment still has a valid New Homes Warranty with Premier Guarantee, valid until 03/12/2024.

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, Ringrose Law LLP, Burton and Co, Bridge McFarland 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 on the services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westbay Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westbay Financial Services we will receive 30% of the fee which Westbay Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westbay 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 roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's 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 Mundy's 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.

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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.

