



King & Co.
ESTATE AGENTS

MINSTER COURT, BRACEBRIDGE HEATH, LN4 2TS
£137,500





This spacious second-floor apartment is situated a short distance away from a lift and benefits from wide doors throughout for ease of access. It has recently been re-decorated and re-carpeted throughout and is entered via glazed panel door opening to:

ENTRANCE HALL

Being wide and spacious it offers coving, radiator, fitted carpet and benefits from a walk-in cupboard providing space for cleaning equipment, coats and shoes.

LOUNGE 13' 1" x 16' 4" (3.99m x 4.99m)

Having three windows to rear elevation, each having blinds and looking out over the communal garden, electric fire inset to fire surround, wall and ceiling lights, coving, radiator and fitted carpet.

KITCHEN 10' 7" x 8' 0" (3.24m x 2.46m)

With a comprehensive range of fitted units including sink and drainer unit inset to work surface with cupboards below and, a very little used, integral washer dryer adjacent below. The worksurface extends around the neighbouring wall, having four ring electric hob inset with extractor hood above and drawers below. Abutting is a larder style unit housing a Zanussi electric oven, fridge, and a separate freezer underneath.

Opposite is a further work surface with units below and glazed display cabinets above.





Also with appropriate wall tiling, radiator, window to rear elevation, Worcester gas-fired combination boiler (with full service history) and vinyl flooring.

BEDROOM 1

12' 3" x 10' 8" (3.75m x 3.26m) With bay window to front elevation looking out to Minster Court, coving, radiator, and airing cupboard with electric heater and shelving. Double doors to

WALK IN WARDROBE

7' 1" x 4' 10" (2.17m x 1.49m) Having fitted shelving and hanging rails to one wall and providing further space to be redesigned as the buyer prefers.



BEDROOM 2

8' 7" x 10' 6" (2.62m x 3.21m) With window to front elevation, coving, radiator and carpet.

BATHROOM

8' 0" x 7' 11" (2.46m x 2.43m) With generous floor space the bathroom currently offers panelled bath with wall hung electric 'Triton' shower unit over bath and wall hung 'Bathmate' opposite, pedestal wash hand basin, low-level WC and bidet.

Also with appropriate wall tiling, radiator and vinyl flooring.



OUTSIDE

The Retirement development is approached through electric gates off York Way and offers ample car parking to residents and visitor alike with picturesque and peaceful communal gardens. The apartment block has 2 lifts and stairs for those who prefer the exercise. Resident security is a priority with outside security cameras, the gates are locked at night and this flat also benefits from requiring keyed access at all times to the lifts and stairs.

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.

The property is leasehold with a 99 year lease from 1998. The service charge is £643.86pcm plus £20 for the water. The charge includes 24 hour emergency call out, window cleaning, buildings insurance and communal area and external maintenance, domestic assistance for 1.5 hours per week and emergency alarms for all rooms. The complex also comes with communal lounge/restaurant along with a laundry room.





TENURE

We understand that the property is Leasehold, with a 99 year lease from 1998. Vacant possession will be given upon completion.

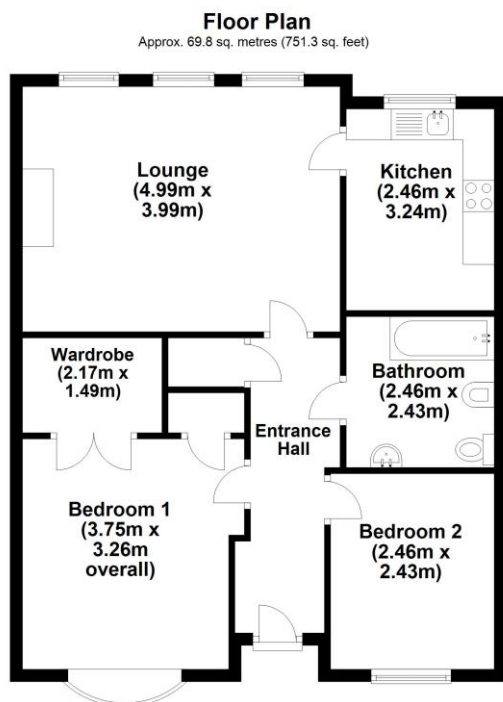
ANTI MONEY LAUNDERING

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.

For more information on services available, please contact Minster Court.

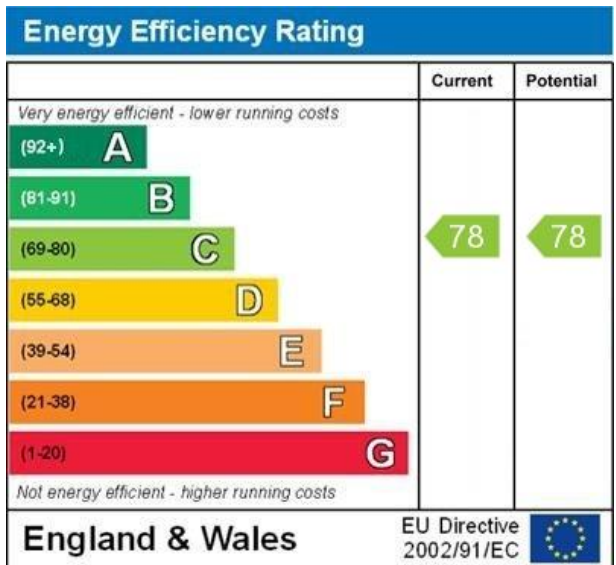
VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255.



Total area: approx. 69.8 sq. metres (751.3 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



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