



King & Co.
ESTATE AGENTS

MINSTER COURT, BRACEBRIDGE HEATH,
LN4 2TS

£134,000

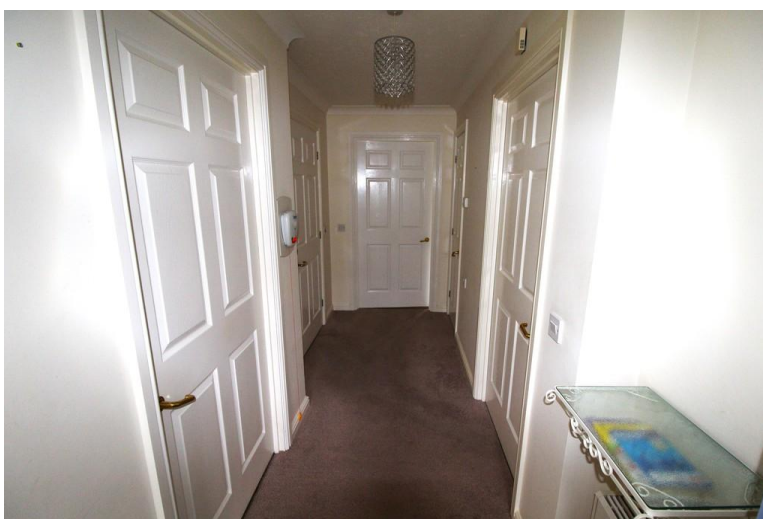




This spacious ground floor apartment at the ever-popular retirement village of Minster Court in Bracebridge Heath. The apartment benefits from gas central heating, 2 bedrooms, wetroom, fully fitted kitchen and lounge. The gated complex has communal gardens, ample parking, communal dining facilities and lounge and laundry facilities. The gated complex has a scooter room, communal dining facilities and lounge and laundry facilities.

ENTRANCE HALL

Being spacious, it offers fitted storage cupboard, coving, radiator and carpet.



BEDROOM 1

With newly fitted carpet, window to front elevation, fitted dotage cupboard with fitted shelving, walk in wardrobe with hanging rails and further shelving, radiator and coving.

BEDROOM 2

Having window to front elevation, newly fitted carpet, coving, fitted L-shaped wardrobes with shelving and hanging rails, telephone point and radiator.



WETROOM

Having been altered from the original bathroom design, this spacious wet room offers wall hung electric Triton shower unit with adjacent grab rails. Also with close coupled WC, pedestal wash hand basin, fitted storage cupboard, appropriate wall tiling, radiator and vinyl flooring.

LOUNGE

Having two windows to rear elevation looking out to the communal and well maintained rear garden, coving, radiator, TV aerial lead, telephone point and fitted carpet.

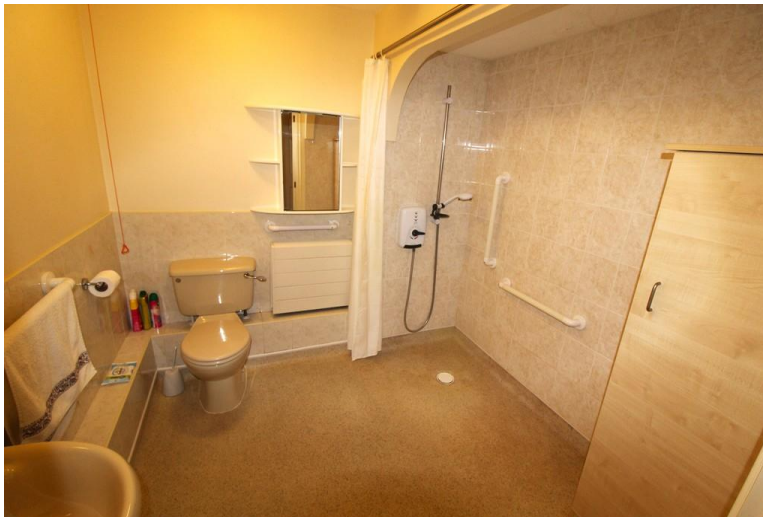


KITCHEN

With fitted units including; stainless steel sink and drainer unit inset to work surface with cupboards and space for automatic washing machine below.

The work surface continues along the adjoining wall with 4 ring electric hob inset having extractor unit above and fitted ladder style unit adjacent housing stainless steel Zanussi oven inset with feature pull out racking below and space adjacent for tall standing fridge freezer unit.

Also with; appropriate wall tiling, wall hung gas fired Baxi central heating boiler, window to rear elevation and vinyl flooring.



OUTSIDE

The Retirement village 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.

SERVICE CHARGE

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.



For more information on services available please go to www.retirementsecurity.co.uk/minster_court



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

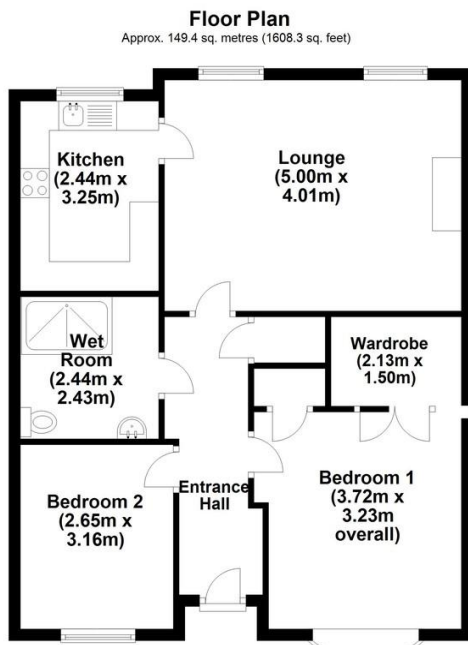
Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

TENURE

We understand that the property is Leasehold, with a 99 year lease from 1998 that has been extended to 125 years from 1998. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255



Total area: approx. 149.4 sq. metres (1608.3 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.

