



## Flat 1 Cabourne Court

Lincoln, LN2 2JP

**£115,000**

A two double bed roomed first floor flat, with its own private entrance hallway, located just off Nettleham Road and close to a range of shops and facilities. There is easy access to the Lincoln Bailgate area and Cathedral Quarter, Lincoln City Centre and the A46 Bypass. Internally the property has accommodation comprising of Entrance Hallway with stairs to the first floor and a first floor landing leading into an Inner Hallway, Lounge, Kitchen, two Double Bedrooms, Bathroom and Storage Cupboard. The property is ideally suited for a first time buyer or buy to let property investor. The property has been let at £525pcm offering an approximate yield of 5.4%.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Leaving Lincoln north along Nettleham Road, turn left onto Cabourne Road and then turn left into Cabourne Court where the property can be located above the pharmacy.

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.



## ACCOMMODATION

### ENTRANCE HALL

With timber external door, storage cupboard and stairs to the first floor.

### FIRST FLOOR LANDING

With window and door into hallway.

### HALLWAY

With storage cupboard and doors to the lounge, kitchen, two bedrooms and bathroom.

### LOUNGE

14' 0" x 11' 7" (4.27m x 3.53m) , with two timber windows and radiator.

### KITCHEN

10' 0" x 8' 8" (3.05m x 2.64m) , with timber window, fitted with a range of base units with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, spaces for free standing cooker and fridge freezer, plumbing and space for washing machine and radiator.

### BEDROOM 1

11' 5" x 10' 8" (3.48m x 3.25m) , with timber window, built-in wardrobe and radiator.

### BEDROOM 2

10' 4" x 9' 3" (3.15m x 2.82m) , with timber window, built-in wardrobe and radiator.

### BATHROOM

7' 8" x 7' 8" (2.34m x 2.34m) , with timber window, suite to comprise of low level WC, wash hand basin and bath with shower over, partly tiled walls and radiator.



#### WEBSITE

Our detailed website show 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](http://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

Move with Us and Sils and Betteridge who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £160 per sale and £185 per purchase from them; should you decide to instruct Sils & Betteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Goto who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Goto we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive a 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 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. Mundys makes every effort to ensure these details are accurate, however they 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 as not verified.

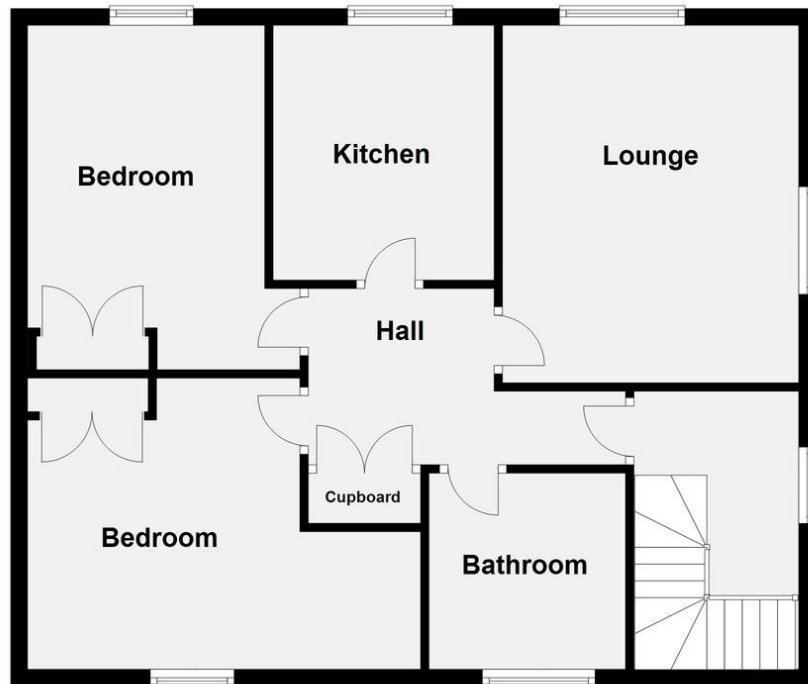
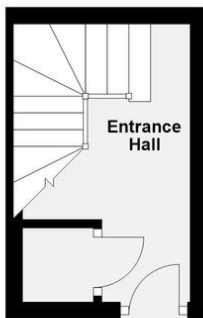
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## First Floor Flat

Approx. 760.9 sq. feet

### Flat Entrance

Approx. 71.4 sq. feet



Total area: approx. 832.3 sq. feet

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents  
Plan produced using PlanUp.

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