



Cathedral View Court, Cabourne Avenue Lincoln

£74,950

A well-presented ground floor one bed roomed apartment located in this popular development for the over 55s. The development is situated in a popular north city location and benefits from UPVC double glazing and electric heating. The well-presented living accommodation briefly comprises of Communal Entrance Hall with lift access to all floors, Main Entrance Hall, Lounge, Fitted Kitchen, Bedroom and Shower Room. There is an emergency pull cord alarm system in operation and other communal facilities which briefly comprise of Residents Lounge, Guest Suite, Laundry and other facilities. Viewing is highly recommended.



Cathedral View Court, Cabourne Avenue, Lincoln, LN2 2GF

SERVICES

Mains, electricity, water and drainage. Electric Heating.

EPC RATING - C

TENURE - Leasehold

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Proceed out of Lincoln on Lindum Hill, bear left which will take you past the Lincoln Cathedral, go straight across at the traffic lights, bear right onto Nettleham Road, proceed along Nettleham Road, straight across at the first roundabout, continue along Nettleham Road and Cathedral View Court is located on the left hand side and is accessed via Cabourne Avenue. For satellite navigation purposes, please use the postcode LN2 2GF.

LOCATION

Cathedral View Court is located just off Nettleham Road, in this very popular area of Lincoln. There is a medical centre and amenities located adjacent to the development and further local amenities including supermarkets, Bailgate and Central Lincoln close by.

MAIN ENTRANCE HALL

With main entrance door, intercom and emergency, coving to ceiling and airing cupboard housing hot water cylinder and shelving.

LOUNGE

14' 3" x 12' 3" (4.34m x 3.73m), with UPVC patio door to the front elevation, electric heater and storage heater, coving to ceiling, feature fireplace surround and electric fire, emergency pull cord and telephone point.

KITCHEN

8' 8" x 7' 8" (2.64m x 2.34 m), fitted with a range of wall, base units and drawers with work surfaces over, sink unit and drainer, fitted oven and hob, extractor fan, coving to ceiling, emergency pull cord and UPVC window to the side elevation.

BEDROOM 1

17' 7" x 8' 8" (5.36m x 2.64 m), with UPVC window to the front elevation, coving to ceiling, electric storage heater and built-in mirror fronted wardrobes.

SHOWER ROOM

With large walk-in shower area and shower, WC, wash hand basin with vanity unit, coving to ceiling, extractor fan, electric heater, tiled walls and towel radiator

OUTSIDE

There are pleasant and well maintained communal 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.

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 510088 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 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 yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as 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 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.