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Sales & Lettings

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**NO
CHAIN**

36 CATHEDRAL VIEW COURT

CABOURNE AVENUE

LINCOLN

LN2 2GF



£70,000

VIEWING

By appointment through the selling on (01623) 422000
16 Albert Street, Mansfield, Nottinghamshire, NG18 1EB

TENURE

Leasehold

- First Floor Apartment
- One Good Size Bedroom
- Spacious Lounge
- Shared Large Lounge and Dining Area
- Over 55's Retirement Apartment
- Secure Door Entry System
- Onsite manager
- Communal Gardens

36 CATHEDRAL VIEW COURT, LINCOLN

A gorgeous retirement apartment complex for over 55s. An on-site manager and 24hr emergency call response service maintain the building. There are large communal lounge and dining areas and a lift to all floors meaning easy access for wheelchair users. The surrounding areas offers plenty of amenities with a bus stop close by for convenient access to Lincoln city centre. Additionally there is a communal garden and parking onsite.

Door from communal hallway into:

ENTRANCE HALLWAY

With secure telephone entry system, storage cupboard, ceiling light point and doors to the bathroom, bedroom and lounge.



LOUNGE

A spacious living room with UPVC double glazed window, fire surround and hearth with electric fire inset, double power points, ceiling light points and electric radiator.



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Double doors to:

KITCHEN

Offering plenty of storage with a range of wall and based units with roll top work surfaces and tiled surround. There is a UPVC double glazed window, ceiling light point, vinyl flooring, electric hob with extractor fan over, integrated oven, stainless steel sink and space for both a fridge and freezer.



BEDROOM ONE

A good-sized double bedroom with UPVC double glazed window, electric radiator, storage cupboard, power points, ceiling light points and emergency pull cord.



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SHOWER ROOM

A good-sized bathroom with three-piece white suite comprising close coupled W.C, pedestal wash hand basin, shower enclosure. Tiled walls, vinyl floor, ceiling light point, emergency pull cord, airing cupboard with hot water cylinder.



OUTSIDE

Large outdoor communal garden and parking.

ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Lincoln City Council

Ground Rent: Awaiting details

Maintenance Charge: Awaiting details

Stamp Duty on Asking Price - Nil (This will change if you are purchasing as a second home/investment property).

ENERGY PERFORMANCE RATING

(Awaiting details)

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.