



23, Minster Court

Bracebridge Heath | Lincoln | LN4 2TS

£100,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

23

Minster Court | Bracebridge Heath

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First Floor Apartment set in Beautifully Maintained Communal Gardens for the Over 55's. The apartments are situated at the heart of Bracebridge Heath which has a range of local shopping and leisure services including Tesco Express, Co-Op Supermarket, Fast Food outlets and Public Houses, whilst further shopping and leisure amenities can be found in Lincoln City Centre three miles distance, which can be accessed by bus.

The apartments have a Manager/Staff on site 24 hours a day with pull cord assistance, they include a weekly service clean. There is lift access to the first floor. There is a communal lounge plus dining room for anyone looking for catered meals. This well presented apartment comprises: Reception Hall with Walk-In Storage, Living Room, Kitchen/Breakfast Room, Two Bedrooms - Main Bedroom with Large Walk-In Wardrobe and there is a Wet Room. This home is warmed by Gas Radiator Heating and has had a Re-Fitted Worcester Gas Boiler on 4th June 2020 and is uPVC Double Glazed. There are views over the manicured communal gardens to rear.

- First Floor Apartment
- Manager/Staff on Call
- Extended Lease - 99 Years Remaining
- Living Room & Kitchen/Breakfast
- Over 55's Living
- New Gas Boiler 2020
- Communal Living, Dining & Gardens
- Two Bedrooms & Wet Room

Reception Hall

Panelled entrance door. Coving. Radiator. White panel effect doors off. Walk-In Storage Cupboard.

Living Room

13'1 x 16'2 (3.99m x 4.93m)

Electric coal effect fire with marble style mantel, hearth and surround. Radiator. Coving. Three windows to the rear overlooking the manicured communal gardens. Half panelled door to:-





Kitchen/Breakfast

10'8 x 8'2 (3.25m x 2.49m)

Range of fitted wall and base units, wall units with pelmets. Run of work-surfaces with inset one and a half bowl single drainer sink top. Built-in electric oven, hob and extractor hood. Built-in washing machine. Replaced Worcester Gas Boiler 4th June 2020. Window to rear overlooking the manicured communal gardens. Radiator. Tiling to half height.

Bedroom One

12'5 x 10'10 extending to 11'5 (3.78m x 3.30m extending to 3.48m)

Built-in linen/storage cupboard. Coving. Bow window to the front. Door to:-

Walk-In Wardrobe

7'10 x 4'10 (2.39m x 1.47m)

Bedroom Two

10'7 x 8'6 (3.23m x 2.59m)

Window to the front. Radiator. Coving.

Wet Room

7'11 x 8'2 (2.41m x 2.49m)

Pedestal wash basin. Low Level W.C. Walk-in shower area. Tiled to half height, which extends to full height into the shower enclosure. Radiator. Extractor Fan.

Additional Information

Leasehold: Extended Lease to 125 Years from 1st September 1998 - 99 Years Remaining

Services: All mains services are connected

Monthly Service Charge: £696.85 including Water and Building Insurance

EPC Rating: Band C

Council Tax: Band C - North Kesteven

Agents Note: There is a personal connection between the sellers of this apartment and a member of staff at Perkins, George, Mawer & Co

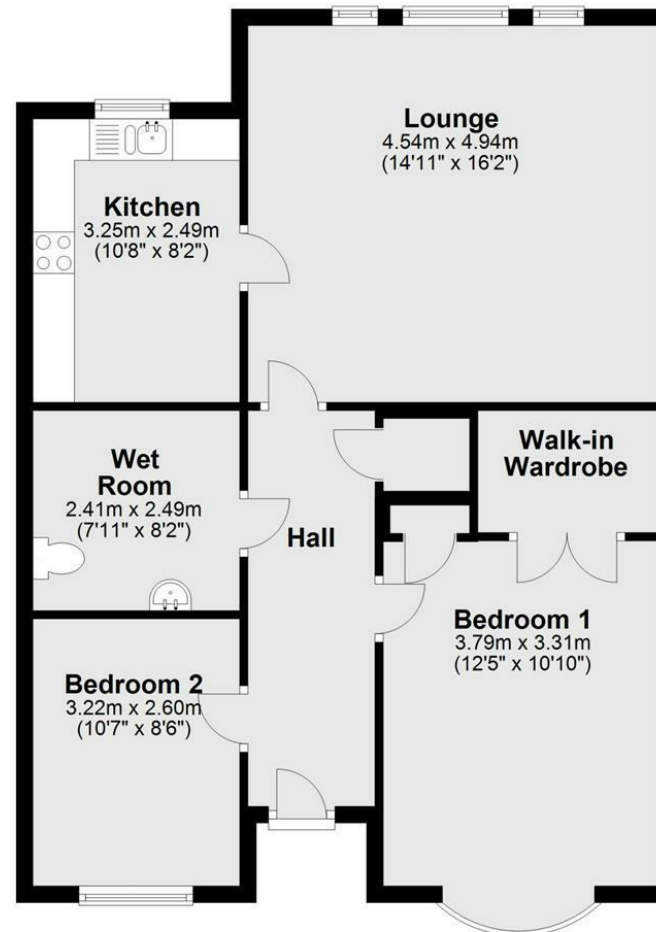


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 72.7 sq. metres (782.1 sq. feet)



Total area: approx. 72.7 sq. metres (782.1 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.

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Agents Note:
Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.