



King & Co.
ESTATE AGENTS

21 CATHEDRAL VIEW COURT, LINCOLN,
LN2 2GF £69,950





ENTRANCE HALL

Housing the electric cupboard

L SHAPED LOUNGE

17' 7" x 8' 7" (5.38m x 2.62 + 2.076m) Having fitted carpet, electric storage heater, inset electric fire and double doors leading to the communal garden area and car park

KITCHEN

8' 11" x 5' 8" (2.74m x 1.73m) A range a wall mounted units with built in oven and ceramic hob, Electrolux extractor fan, space for fridge and dishwasher and laminate flooring

BEDROOM

12' 2" x 8' 9" (3.717m x 2.675m) with fitted carpet and electric storage heater

BATHROOM

with large walk in shower, vanity wash basin and low level WC. Airing cupboard with lagged tank and shelving.



OUTSIDE

There are attractive communal gardens surrounding the apartments and onsite parking is available.

SERVICE CHARGE

The service charge is payable bi-annually at £1193.37 and ground rent of £150

An onsite manager can be located in the Main Reception area of the building.

SERVICES

Mains electricity, water and drainage are connected to the property. Central heating is provided by electric storage heaters. 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. Vacant possession will be given upon completion.

VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

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.



