



King & Co.
ESTATE AGENTS

43 MINSTER COURT, BRACEBRIDGE HEATH,
LN4 2TS





Located on the second floor with a walkway overlooking the front of the building. Access is either via a lift or staircase.

ENTRANCE HALL

With fitted carpet, thermostatically controlled radiator, smoke detector, coat hooks and large store cupboard

LOUNGE

16' 3" x 13' 1" (4.96m x 4m) This spacious lounge benefits from a feature fireplace housing the electric fire, wall lights and matching centre light, fitted carpet and radiator.

KITCHEN

8' 0" x 10' 7" (2.44m x 3.23m) A range of well fitted units with built in eye level Zanussi oven and 4 ring gas hob to one side with extraction unit above and a range of drawers below. Wall mounted Worcestshire combi boiler with worktops continuing along the wall under the window housing sink and drainer unit. Integral Zanussi washing machine below, vinolay to floor.

BEDROOM 1

12' 2" x 11' 4" (3.72m x 3.46m) Boasting a separate dressing area, the bedroom has built in cream wardrobes with matching cupboards and chest of drawers included,





fitted carpet and radiator

BEDROOM 2

8' 9" x 10' 5" (2.68m x 3.20m) having window to the front elevation, fitted carpet and radiator

BATHROOM

8' 0" x 8' 0" (2.45m x 2.44m) Having a pedestal wash hand basin, WC, bath with electric shower over and extractor fan, panel heater and wall mounted bathroom cabinet, the walls are part tiled and vinolay flooring.

SERVICE CHARGE

The property is leasehold with a 99 year lease from 1998. The service charge is £565.75pcm plus £20 for the water. The charge includes 24 hour call out, window cleaning, buildings insurance, domestic assistance for 1.5 hours per week. The complex also comes with communal lounges/restaurant along with a laundry room. For more information on services available please go to www.retirementsecurity.co.uk/minster_court



OUTSIDE

The Retirement village is approached through electric gates off York Way and offers ample car parking to residents and visitor alike with picturesque and peaceful communal gardens. The apartment block has 2 lifts and stairs for those who prefer the exercise

SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.



TENURE

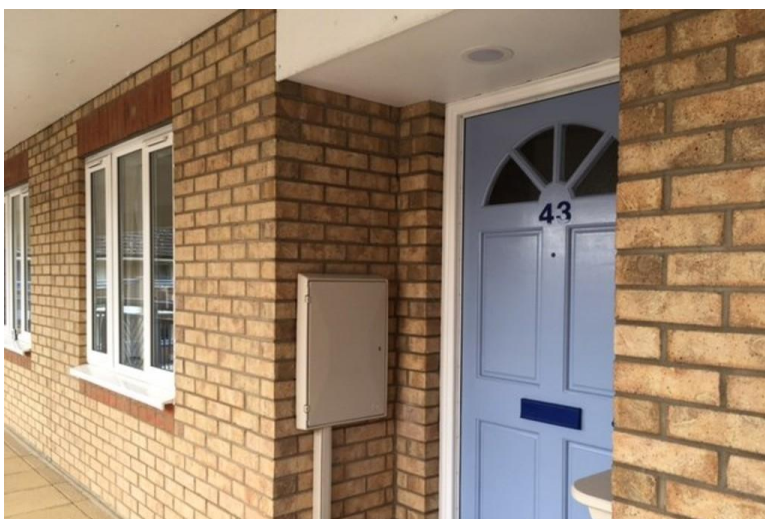
We understand that the property is Leasehold, with a 99 year lease from 1998. Vacant possession will be given upon completion.

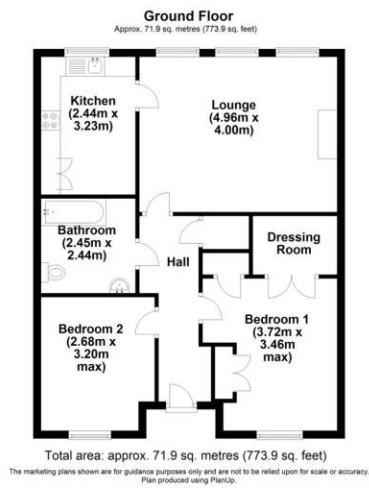
VIEWINGS

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		