



44 Minster Court
Bracebridge Heath, Lincoln, Lincolnshire, LN4 2TS

£110,000

2 Bedroom Apartment

- Leasehold
- Two double bedrooms
- Top floor apartment
- Newly decorated and opportunity to pick your own carpets
- 24 hour on site staff
- Over 55's retirement development
- Walk-in dressing room to the main bedroom
- Lift accessibility
- Excellent location close to amenities
- EPC Rating - C, Council Tax Band - C

Click [here](#) to access the Energy Performance Certificate for 44 Minster Court, Bracebridge Heath, Lincoln, Lincolnshire, LN4 2TS



Overview

Built in 1998, the Minster Court development provides a well kept and inviting top-floor apartment designed exclusively for the over-55s. This purpose built development benefits from 24 hour onsite security and is conveniently located to nearby amenities.

The apartment features a welcoming entrance hall with useful storage and leads into a spacious, light-filled lounge. The fully fitted kitchen includes integrated appliances, while the main bedroom offers excellent storage with a spacious walk-in wardrobe. You further benefit from a generous second bedroom, providing a useful space for either a guest room or office. The apartment is completed by a contemporary wet room with a walk-in shower.

Ideally situated close to local shops, everyday amenities and excellent transport links into Lincoln, this apartment offers a perfect combination of comfort and convenience in a highly desirable setting.

The seller has also offered a £750 incentive towards choosing your own carpets.

Please note - We have been advised that the property is Leasehold with 90 years left on the lease and that the cost per month for ground rent and service charge is approximately £717.

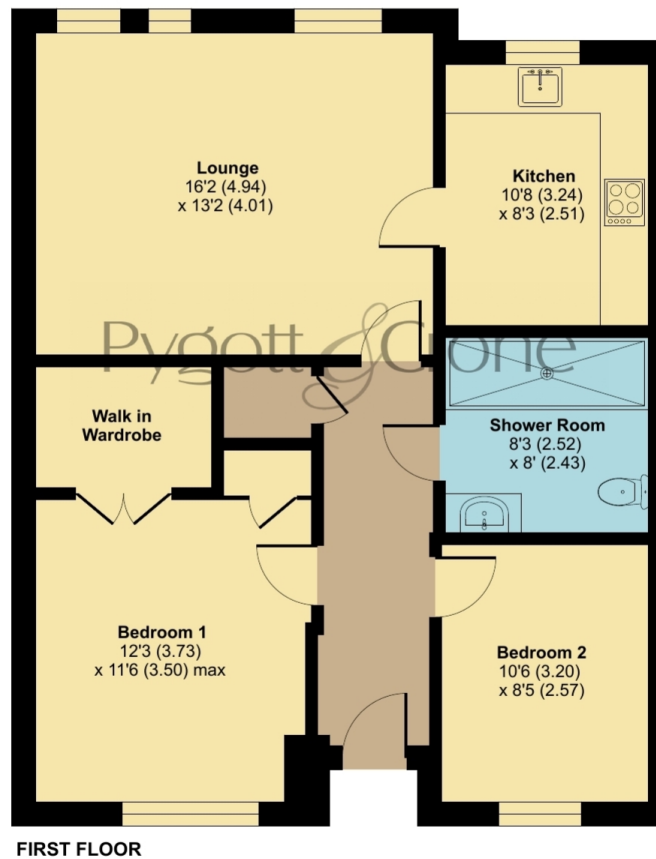




Bracebridge Heath, Lincoln, LN4

Approximate Area = 758 sq ft / 70.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Pygott & Crone. REF: 1384615



Location



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44 Minster Court, Bracebridge Heath
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

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