





# Welcome

Sheppard Court is a peaceful development located in a quiet avenue just a short walk from the range of amenities offered by the lively village of Bracebridge Heath. The village is less than three miles from the historic cathedral city of Lincoln.

There is plenty to do in Bracebridge Heath, with the village having its own pub, restaurant, small supermarket, takeaways, churches, a hairdresser, fish and chip shop, post office, chemist, doctors surgery and library.

The village hall holds regular functions and the annual RAF Waddington Air Show takes place less than three miles away.

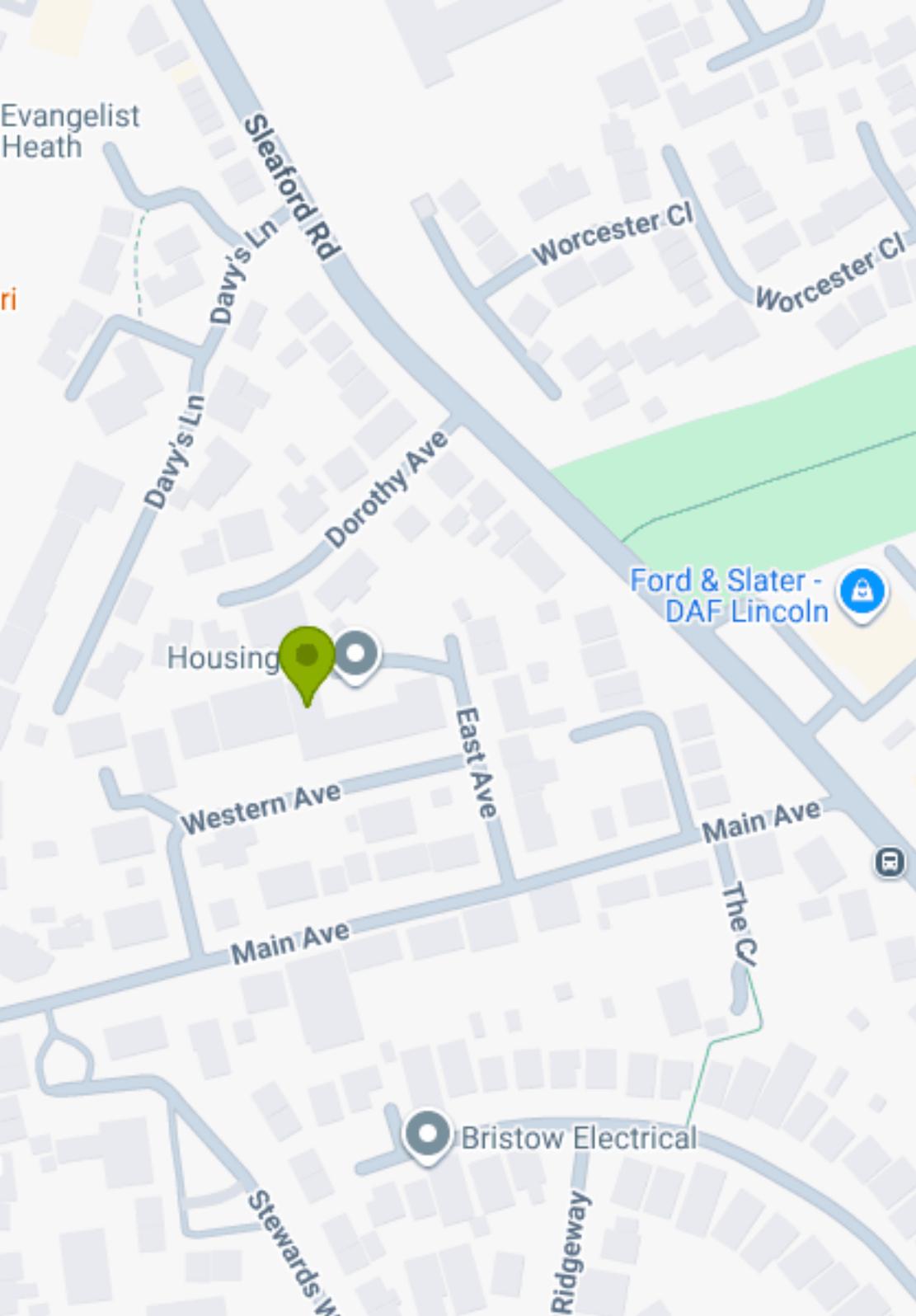
Lincoln is the nearest city and boasts a wealth of attractions including the castle, cathedral, medieval buildings, year-round events, stately homes, galleries and museums.

# Benefits

Explore some of the benefits this property has to offer, from its unbeatable location and modern features to the thoughtfully designed spaces that cater to your comfort, convenience, and lifestyle needs.

- Lounge
- Laundry room
- Guest room
- Garden





# Contact details

We're here to help you on your journey. Whether you have questions about the scheme or need assistance, our team is ready to assist. Property tours are by appointment only. Please contact us at:

Phone: 03701924787

Email: [sheppardcourt@housing21.org.uk](mailto:sheppardcourt@housing21.org.uk)

Find us:

Sheppard Court, Western Avenue, , BRACEBRIDGE HEATH  
, LN4 2PG

# Costs and charges

## Rent

Rent (from): £94.43 - £110.75

Service Charge: £37.6

Support Charge: £4.84

Costs are indicative for a range of properties. For detailed costs on each property please contact the local manager. All costs above are based on weekly charges. Costs are subject to change each year.





## About us

We are a leading provider of safe, quality and affordable properties for older people, empowering you to live independently with on-site care or support. We manage over 24,000 properties and provide over 48,000 hours of in-house care every week.

Our roots lie with the Royal British Legion (RBL), which in 1921 began to house disabled ex-servicemen and widows and, later, older ex-servicemen and women. In 1964, we became a recognised housing association before separating from the Royal British Legion in 1993 to become Housing 21.

Please note that some photographs used are for illustration purposes only.

Tricorn House  
51-53 Hagley Road  
Birmingham B16 8TP  
[Housing21.org.uk](http://Housing21.org.uk)