



**St. Catherines Grove, Lincoln**

**Offers In Excess Of £100,000**

**MARTIN&CO**

**Maisonette**  
**2 Bedrooms, 1 Bathroom**

**Offers In Excess Of £100.000**

- Two Bedroom Maisonette
- Self Contained
- Converted Property
- Electric Heating
- On Road Parking
- No Onward Chain
- Tenure - Leasehold, 999 Years, Peppercorn Ground Rent, Service Charge TBC
- Council Tax Band - A / EPC Rating - C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	EU Directive 2002/91/EC

Two bedroom maisonette within this converted character terraced home. Having been separated into two self contained dwellings, this property comprises internally of an entrance stairwell, living room, kitchen, shower room and two bedrooms. Property would make for an ideal FTB or Investment Purchase with a projected gross yield of 7.5%. Sold with no onward chain.

Lincoln City Centre is a short walk away which offers many amenities to include shops, public houses and schooling of all ages to include the Outstanding Ofsted Rated LSST Priory.

EPC Rating - C  
Council Tax Band - A  
Tenure - Leasehold

Outside  
Accessed via a shared passage way with a PVC door to the front and lighting.

Entrance  
PVC door and side panel, light fitting, housed consumer unit and stairs rising to the first floor.

Stairs / Landing  
Carpet flooring, electric radiator and a pendant fitting. Stairs rising to the second floor.

Kitchen Diner  
13'11" x 9'2"  
Base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fitted oven, hob with extractor over, space for a fridge freezer plus further space and plumbing for a washing machine. PVC window to the rear, electric radiator, pendant fitting and vinyl flooring.

Shower Room  
10'2" x 3'2"  
Low level WC, pedestal wash basin and a cubicle with electric shower. Vinyl flooring, electric towel rail, light and extractor.

Living Room  
15'1" x 13'6" (max measurements).  
PVC bay window to the front aspect, carpet flooring, electric radiator and a pendant fitting.

Stairs / Landing  
Carpet flooring, pendant fitting and loft access.

Bedroom  
16'1" x 14'0" (max measurements).  
PVC bay fronted window, carpet flooring, pendant fitting and an electric radiator.

Bedroom  
13'11" x 8'5"  
PVC window to the rear, carpet flooring, pendant fitting and an electric radiator.

Fixtures & Fittings.  
Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Leasehold Information  
This property has been separated into two self contained dwellings (including utilities), being individually sold with the title register to be split during the sale.

When both leases have been granted, the freehold will be transferred to each leaseholder. The consideration for the freehold has yet to be agreed but this should be a nominal amount. Each leaseholder will own the freehold on a 50:50 basis. Once the freehold has been transferred, each leaseholder will have their Lease, a 50% joint freeholder and as such a stake in looking after the common areas. Buildings insurance will be the responsibility of the freeholder to cover all the building. Each flat will pay a proportion of the premium payable.

Lease Remaining - 999 Years  
Ground Rent - Peppercorn  
Service Charge - TBC for ongoing maintenance of communal areas (detail to be confirmed via solicitor)  
Review Period - Annual

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically

mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.