

**FOR SALE**



**Caesar Road, North Hykeham, Lincoln**  
**Asking Price Of £115,000**

**MARTIN&CO**



## Caesar Road, North Hykeham, Lincoln

2 Bedrooms, 1 Bathroom

Asking Price Of £115,000

- Investment Opportunity
- Tenant in Situ - 6.5% Gross Yield
- Modern Apartment
- Allocated Parking for One Vehicle
- Popular Location

INVESTMENT OPPORTUNITY - 6.5% GROSS YIELD - TENANT IN SITU Modern first floor two bedroom apartment located within the popular Manor Farm estate in North Hykeham benefiting from access to a wide range of local amenities. Comprising internally of a hall, fitted kitchen, lounge diner, two bedrooms and a shower room. Allocated parking externally for one vehicle. Sold with no onward chain.

North Hykeham is situated to the south of Lincoln, benefiting from local schooling and amenities plus easy access to the A46 bypass.

INVESTMENT OPPORTUNITY This property can be purchased for an investment with a tenant situ on a fixed term tenancy paying £625pcm until April 2024.

HALL Carpet flooring, wall panel heater, pendant fitting, intercom phone and storage cupboard housing the mains consumer unit.



**KITCHEN** 9' 10" x 6' 1" (3.018m x 1.877m) Base and eye level units with square edge worksurfaces, complimentary upstand and inset stainless steel sink and drainer. Fitted oven, electric hob and extractor over with space and plumbing for a washing machine, space for a fridge freezer. Tiled flooring, PVC window to the rear and a light fitting.

**SHOWER ROOM** 6' 2" x 5' 11" (1.895m x 1.818m) Low level WC, pedestal wash basin and a mains fed walk in shower. Tiled flooring, PVC window to the rear aspect, Dimplex heater, light and extractor.

**BEDROOM** 10' 1" x 7' 0" (3.097m x 2.141m) PVC window to the rear aspect, carpet flooring, pendant fitting, wall panel heater and an airing cupboard housing the cylinder.

**BEDROOM** 10' 9" x 10' 3" (3.289m x 3.130m) PVC window to the front aspect, carpet flooring, pendant fitting and a wall panel heater.

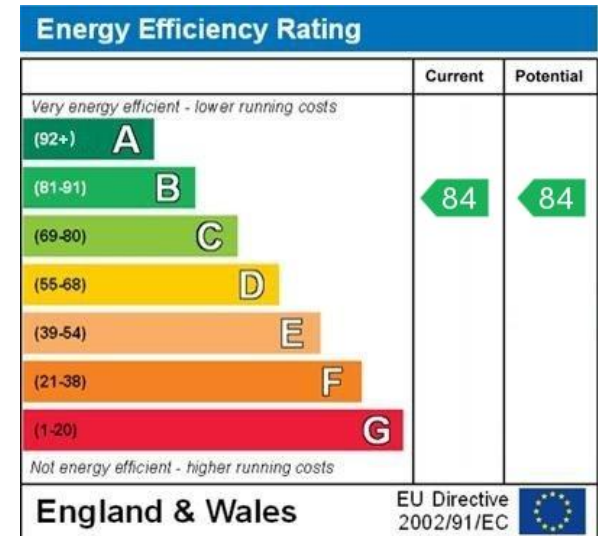
**LOUNGE/DINER** 14' 11" x 11' 10" (4.549m x 3.617m) PVC window to the front aspect, carpet flooring, pendant fitting, wall panel heater plus a fire hearth and surround.

**OUTSIDE** Externally the property benefits from a marked, allocated bay for off road parking.

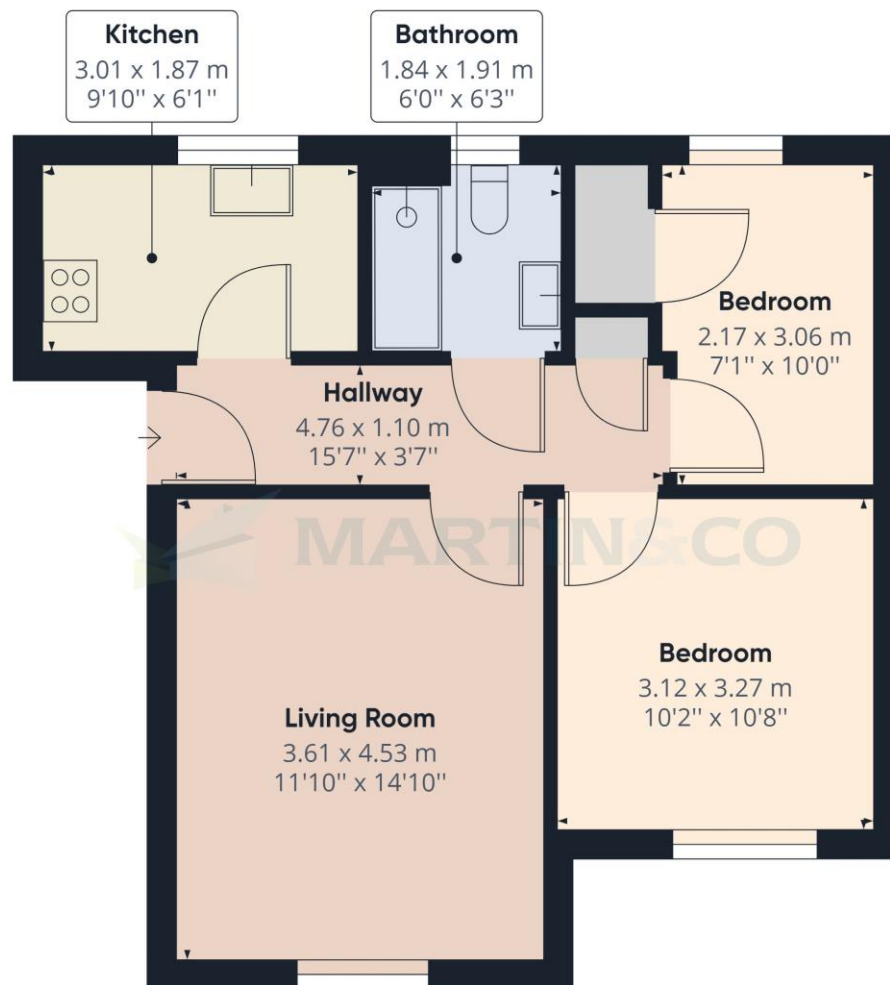
**FIXTURES & FITTINGS** Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements 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** Lease Remaining - 139 Years  
 Ground Rent - £65 per annum  
 Service Charge - £967 half yearly

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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**Approximate total area<sup>(1)</sup>**

50.03 m<sup>2</sup>  
538.48 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Martin & Co Lincoln

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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.

