

FOR SALE



The Mews, Lincoln Road, North Hykeham
Asking Price Of £120,000


MARTIN&CO



The Mews, Lincoln Road, North Hykeham

2 Bedrooms, 1 Bathroom

Asking Price Of £120,000

- Ground Floor Apartment
- Two Double Bedrooms
- Fitted Kitchen with Appliances
- Allocated Parking for One Vehicle
- Gated Development

Two bedroom ground floor apartment within a secure gated development in North Hykeham. Making for an ideal first time or investment purchase, this property comprises internally of a fully fitted kitchen, living room, two bedrooms and a bathroom. Allocated parking for one vehicle. No onward chain.

North Hykeham is situated to the south of Lincoln, benefitting 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 in situ on a fixed term tenancy paying £650pcm until November 2023.

KITCHEN 10' 6" x 8' 2" (3.206m x 2.491m) Base and eye level units with roll edge work surfaces, inset stainless steel sink and drainer plus tiled splash backs. Integrated appliances to include an electric oven, gas hob with extractor over, fridge, freezer, slimline dishwasher and a washer dryer. Radiator, PVC double glazed window to the rear aspect, entrance door and vinyl flooring. Ceiling and feature under cupboard lighting, Ideal combination boiler is housed.



HALLWAY Carpet flooring, radiator, two pendant fittings, telephone intercom and a storage cupboard housing the mains consumer unit.

LIVING ROOM 13' 6" x 9' 11" (4.122m x 3.039m) not measured into bay. PVC bay fronted window, carpet flooring, radiator, two light fittings and the Danfoss central heating controls.

BEDROOM 13' 5" x 10' 0" (4.102m x 3.067m) max measurements. PVC window to the front aspect, carpet flooring, radiator and a pendant fitting.

BATHROOM 6' 7" x 6' 6" (2.019m x 1.988m) Low level WC, pedestal wash basin and a 'P' shaped bath with mains shower over. Fully tiled walls, radiator, vinyl flooring, light and extractor fan.

BEDROOM 10' 0" x 8' 1" (3.062m x 2.471m) PVC window to the side aspect, carpet flooring, radiator and a pendant fitting.

OUTSIDE Externally there is an allocated parking space for one vehicle, enclosed within the gated courtyard.

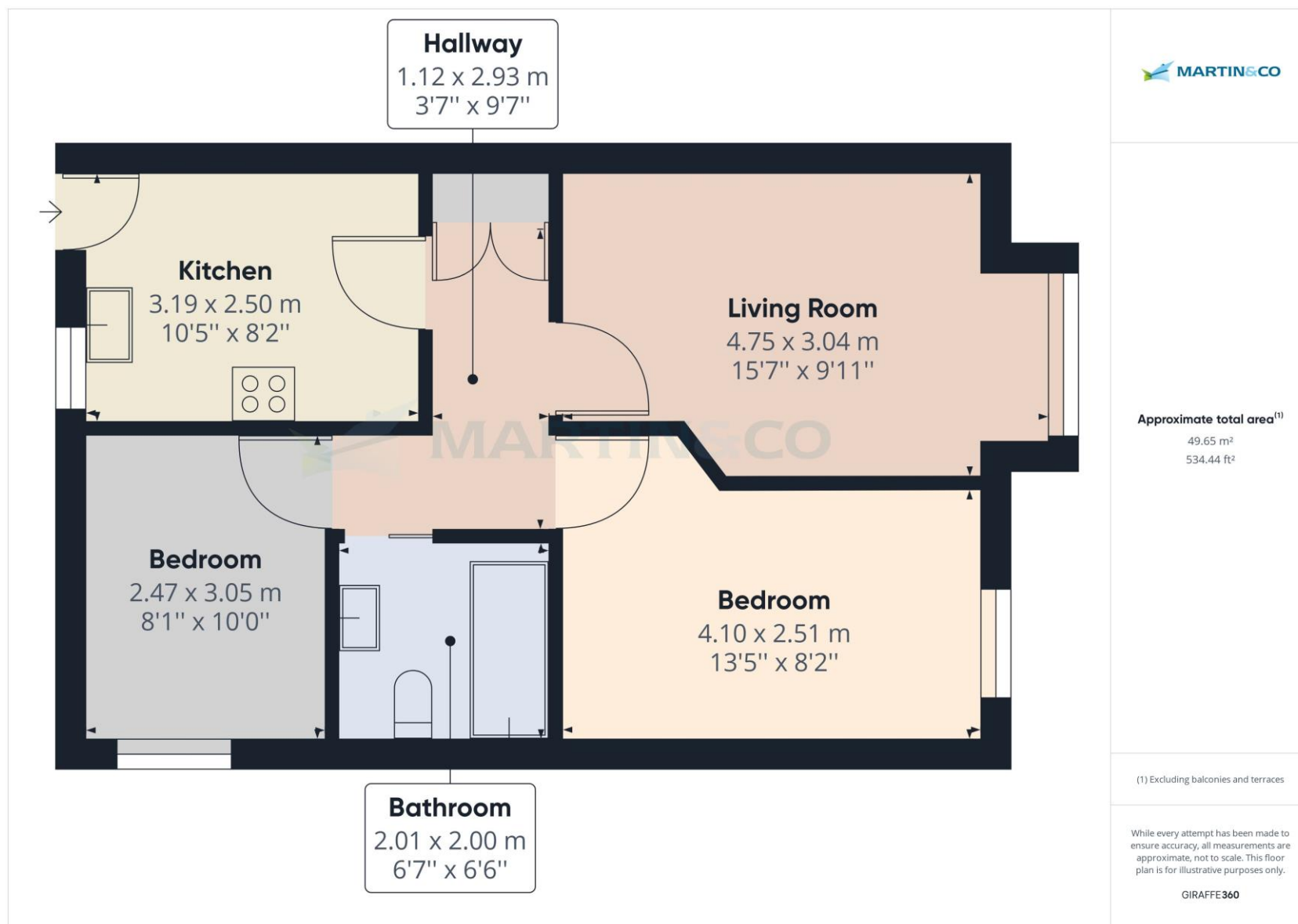
FIXTURES & FITTINGS Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded. We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements 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 - 109 Years
Ground Rent - N/A
Service Charge - £50 per month
Review Period - annually

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.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92+) | | |
| B (81-91) | | |
| C (69-80) | 79 | 79 |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| www.epc4u.com | | |





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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.

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