



Warren Lane, Witham St. Hughs

£117,450


MARTIN & CO

Warren Lane, Witham St. Hughs

Apartment

2 Bedrooms, 2 Bathroom

£117,450

Date Available:

Deposit:

null

- First Floor Apartment
- Investment Opportunity
- Popular Village Location
- Open Plan Living Kitchen Diner
- Two Allocated Parking Spaces
- No Onward Chain
- Tenure - Leasehold / Ground Rent - £150pa / Service Charge - £3128.68pa
- Council Tax Band - A / EPC Rating - C

Two bedroom first floor apartment positioned within the popular village of Witham St Hughs. Comprising internally of an entrance hall, two bedrooms, bathroom and a spacious dual aspect open plan living kitchen diner. Benefitting from allocating parking for two vehicles. Sold with no onward chain.



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Witham St Hughs benefits from a range of local amenities to include a Co-op store, Bar / Restaurant, Hairdressers, Takeaways, Schooling and a Village Hall. Well positioned just off the A46 to allow convenient access both to Lincoln City or Newark Town.

EPC Rating - C
Council Tax Band - B
Tenure - Freehold

Investment Opportunity
This property is available for an investment with tenants in situ on a periodic term AST from June 2025 paying £775pcm.

Entrance Hall
Wood effect laminate flooring, PVC side window, mains consumer unit, two pendant fittings, electric panel heater and a storage cupboard.

Bedroom
9'5" x 8'7"
PVC window, carpet flooring, electric panel heater, pendant fitting and an airing cupboard housing the hot water cylinder.

Bathroom
8'2" x 5'10"
Low level WC, pedestal wash basin and a panel bath with electric shower over. Vinyl flooring, heated towel rail, light and extractor.

Bedroom
10'3" x 9'7"
PVC window, carpet flooring, electric panel heater, pendant fitting and a built in wardrobe.

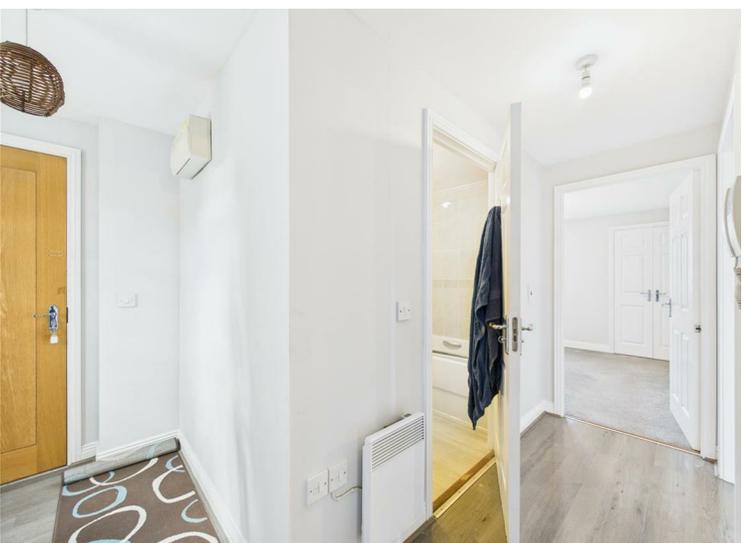
Open Plan Kitchen Living Diner
23'10" x 17'1" (max measurements).
Base and eye level units with laminated work surfaces, tiled splash back and an inset stainless steel sink and drainer. Fully fitted with a range of appliances to include an oven with hob and extractor over, integrated fridge freezer, washer dryer and dishwasher. Dual aspect PVC windows, wood effect laminate flooring, ceiling lighting and electric panel heaters.

Outside
Allocated parking space for two vehicles.

Leasehold Information
Lease Term to and from - 125 Years from 1st June 2005
Lease Remaining - 105 Years
Ground Rent - £150 per annum
Service Charge - £3128.68 per annum
Review Period - annually
Managing Agent - FirstPort

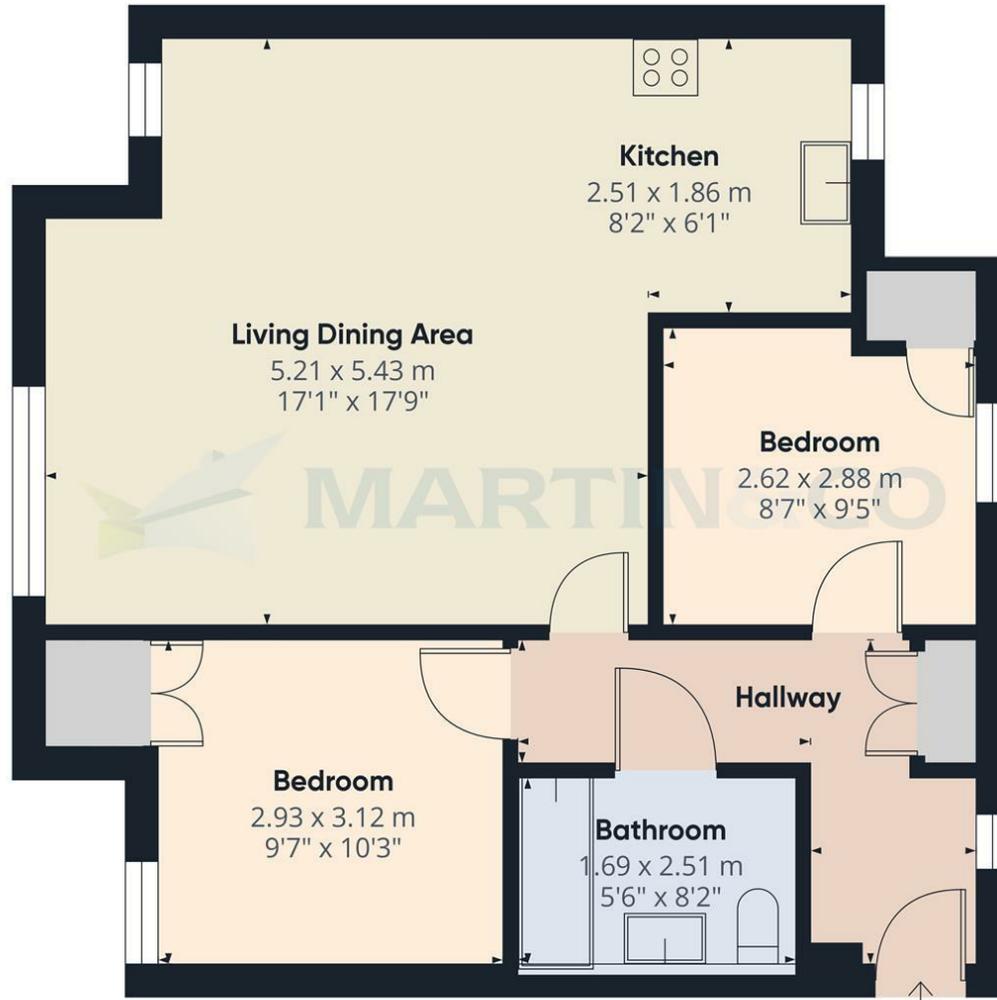
This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.



Energy Efficiency 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	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
60.81 m²
654.55 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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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.