

Lot 179

**102 Elevation Court, 216 Monks Road,
Lincoln, Lincolnshire, LN2 5PB**

**By order of
the LPA Receivers**



All enquiries Ref: Kristian Georgiou or Brian Grante



- Long leasehold ground floor purpose built self-contained flat requiring modernisation
- Two bedrooms
- Allocated parking space
- Investment (Rent reserved: £7,200 per annum)

Location:

The property is situated on Monks Road, to the east of Lincoln City Centre, within a mixed residential and commercial area. Public transport links include Lincoln Central mainline rail station, which is within walking distance, together with a network of local bus services operating along Monks Road and the surrounding vicinity. Road links include the A15 and A46, providing access to wider Lincolnshire and regional destinations. Shopping amenities can be found locally along Monks Road and within Lincoln City Centre, which offers a wide range of shops, bars and restaurants. Recreational pursuits can be enjoyed at the nearby Lincoln Arboretum, a large historic park located just off Monks Road.

Accommodation:

Entrance hallway, reception room, kitchen, two bedrooms, one en-suite, bathroom/WC
Outside: Allocated parking space

EPC rating: D

Council Tax Band: TBA

Tenancy:

The property is let on a tenancy agreement at a rent of £600 per calendar month.

Rent reserved:

£7,200 per annum

Lease:

Held on a long lease for a term of 999 years from 1st January 2005 (Thus having approximately 978 years remaining)

