

## Priory House, 45-47 St Catherines, Lincoln, LN5 8LP



Asking Price £95,000 Leasehold



**\*\*NO CHAIN\*\*INVESTORS ONLY\*\***

**AN INVESTMENT OPPORTUNITY TO PURCHASE THIS APARTMENT WITH TENANT IN SITU.**

A modern top floor one bedroom apartment with parking space at the rear, located in the St Catherines area of Lincoln being at the foot of the High Street providing access to many shops restaurants and bars, there also excellent transport links in and out of the city.

The accommodation briefly comprises of: Communal main entrance hallway, inner hallway, open plan living kitchen dining area with floor to ceiling windows with a vaulted ceiling, double bedroom, bathroom with shower over bath, gas central heating with radiators to all rooms, double glazing, door entry system and allocated parking.

The rent of the property is £625 per month providing a yield before service charges of 7.9% per annum.

## Accommodation



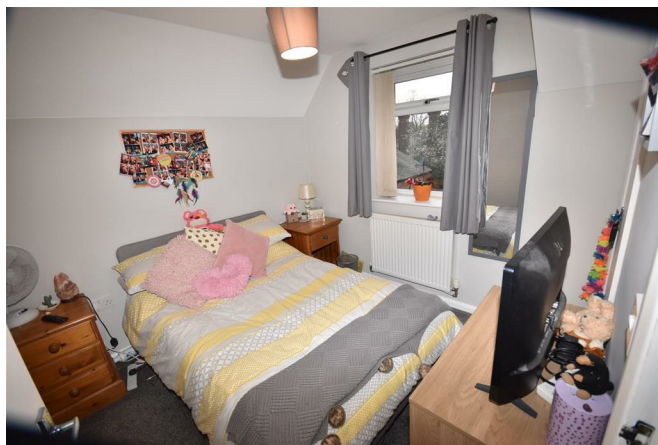
The property is entered through a communal door at the side elevation to the block easily accessed from the car park at the rear, with stairs leading to the top floor where this apartment is located.

## Kitchen/ Lounge/ Dining Room 12'7" x 12'4"



Having a vaulted ceiling with three large full height windows to front, carpeted area for the open plan living section and a laminate flooring in the kitchenette, the kitchen is equipped with a integrated fridge freezer, electric oven, hob and stainless steel splash-back and extractor hood, a range of wall and cream coloured gloss units, laminate worktop and tiled splash-back, sink and drainer with mixer tap and plumbing and space for integrated washer/dryer, extractor fan and spot lighting.

## Bedroom 1 8'6" x 8'8"



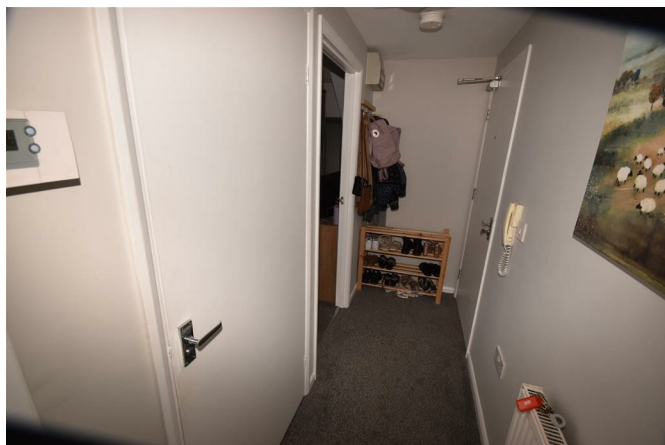
Window to rear elevation with blinds and curtains, single wardrobe, carpeted flooring and pendant lighting.

## Bathroom 5'7" x 8'8"



Having a three piece suite comprising of paneled bath with mixer shower over with shower screen and being fully tiled, pedestal sink with mixer tap, close coupled toilet, ceramic tiled floor, combi boiler located in here, and a shaver socket.

## Entrance Hall 14'4" x 3'5"



Entered from the top floor landing in here is the electric consumer unit, programmable room thermostat for the heating, smoke alarm, door entry phone, coat hooks, pendant lighting and carpeted flooring with doors to bedroom, bathroom and living kitchen area.

### Service Charges

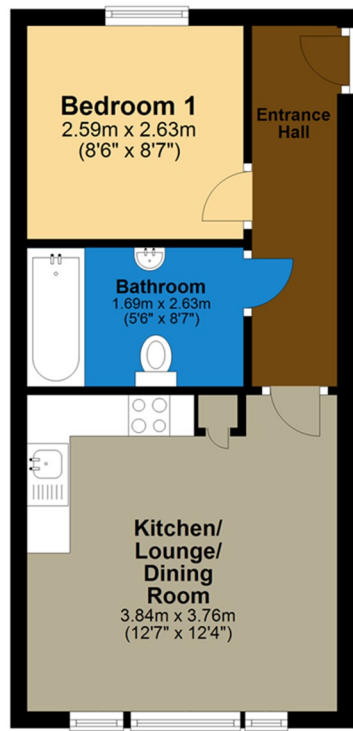
The service charge for this Apartment is £83.33 per month and includes the ground rent.

### Disclaimer 1

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. NEITHER BELVOIR NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

### Financial Services

Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	