



- Spacious First Floor Apartment
- Countryside Views
- Very Well Presented Throughout
- 2 Double Bedrooms
- Impressive 22'0" Open Plan Living Area
- GCH & uPVC Double Glazing
- Private Parking Space
- NO CHAIN!

Nero Way, North Hykeham, LN6 8JP,  
£124,950







FIRST FLOOR APARTMENT WITH COUNTRYSIDE VIEWS! Starkey&Brown are pleased to offer for this well presented and spacious first floor apartment which is located on the peripheral of this residential development which views over adjacent countryside. The property benefits from intercom entry system, gas central heating and uPVC double glazing. And has accommodation which briefly comprises well maintained communal entrance, lobby area leading to main entrance door, impressive 22'0" open plan kitchen, living and dining room, inner hallway with 2 large storage cupboards, 2 double bedrooms and bathroom. Outside the property has it's own private allocated parking space and access to public bridleway which offers pleasant countryside view walks and leads to local amenities. The property is being offered for sale NO CHAIN. Call today to view. Council tax band: A. Leasehold.





## Communal Entrance

Being secure with intercom entry system and well maintained with steps leading to first floor and lobby area leading into front entrance door.

## Open Plan Living, Kitchen & Diner

22' 0" x 16' 4" max (6.70m x 4.97m)

Having main entrance door, telephone for intercom entry system. Kitchen area with a range of matching wall and base units, single drainer stainless steel sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, space for fridge freezer, plumbing for washing machine, concealed central heating boiler (serviced 2022), 2 radiators, double aspect windows and views over adjacent countryside.

## Bedroom 1

11' 5" x 10' 5" (3.48m x 3.17m)

Having radiator, double aspect windows and views over adjacent countryside.

## Bedroom 2

10' 4" x 8' 10" max (3.15m x 2.69m)

Having radiator and double aspect windows.

## Inner Hallway

Having 2 large storage cupboards, laminate wood effect flooring and radiator.

## Bathroom

Having 3 piece suite comprising panelled bath with mains fed shower and glass shower screen over, pedestal wash hand basin, low level WC, tiled effect vinyl flooring, radiator, part tiled walls, electric shaver points, downlights and extractor.

## Outside

Outside the property benefits from a car parking area where the property benefits from it's own private parking space. A well maintained communal garden areas and adjacent bridleway which leads to the Manor Farm estate to include Co-op, convenience store and schooling.

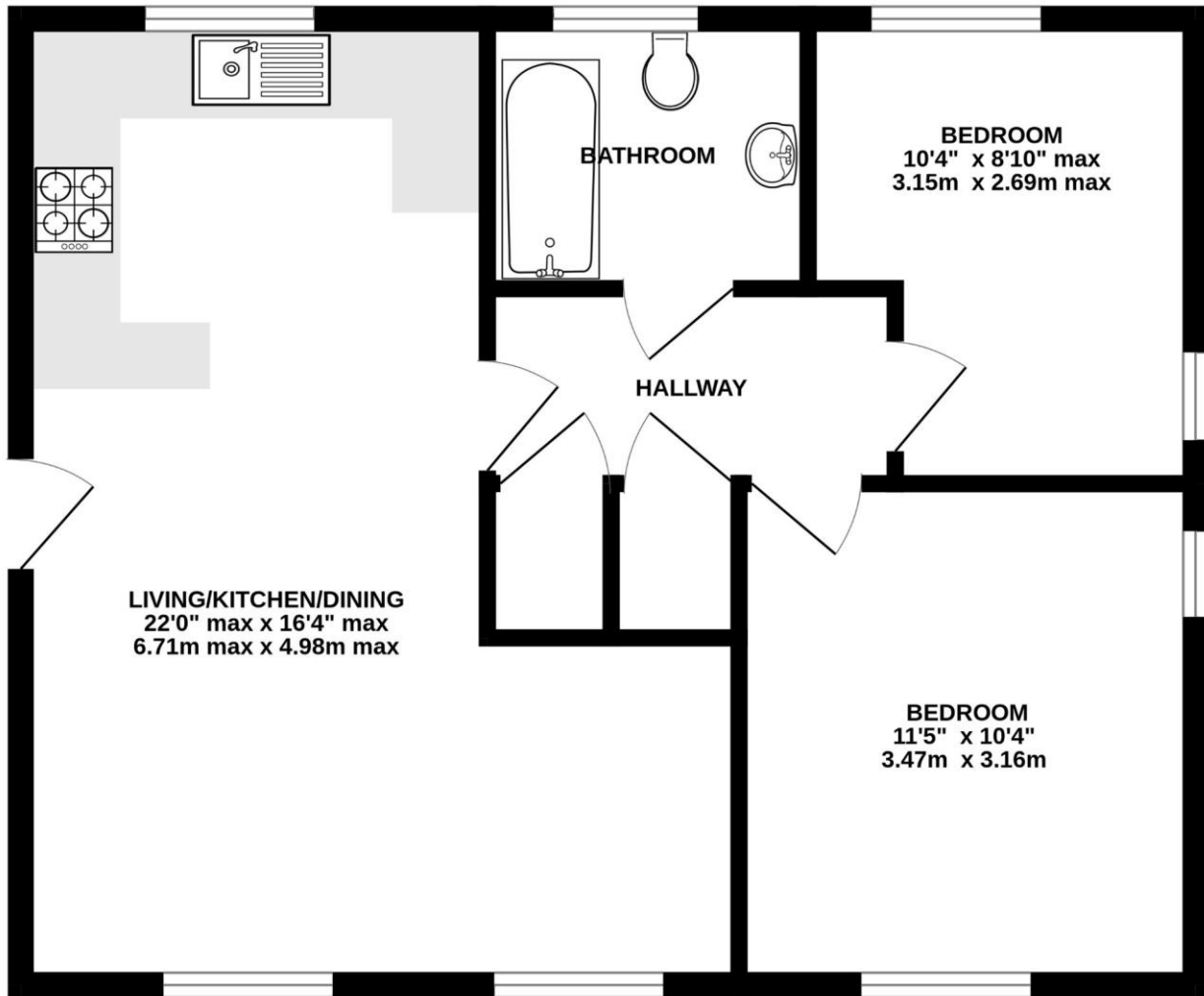
## Agents Note 1

The property benefits from a 125 year lease which commenced in April 2009. Ground rent is £280.13 payable annually in January. Maintenance charges are payable for the upkeep of all communal areas and amounts to £1,472.50 per annum. Currently paid in 10 installments.

## Agents Note 2

Many items of furniture and all appliances maybe included as part of the sale (subject to negotiation). Call 01522 845 845 for further information.





**GROUND FLOOR**  
**587 sq.ft. (54.5 sq.m.) approx.**

TOTAL FLOOR AREA : 587 sq.ft. (54.5 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:  
 All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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