



- Ground Floor Apartment
- No Onward Chain!
- 2 Bedrooms
- Open Plan Living
- Allocated Parking
- Ideal Buy To Let
- Potential Rental Income Of £800 PCM
- Popular North Hykeham Location

Tiber Road, North Hykeham, LN6 9TY,
£124,950 Leasehold





Offered for sale with no onward chain is this 2 bedroom ground floor apartment. Situated on the Manor Farm development of North Hykeham and built in 2004. The property comes with lease of approximately 120 years. Boasting open plan living with a light refurbishment done approximately 1 year ago with a full redecoration and LVT flooring. The open plan living space measures 16'5" x 13'4" includes 2 uPVC double glazed windows to the front aspect bringing in an abundance of natural light, 2 bedrooms, the master bedroom featuring a bay window and measuring 13'11" x 9'4" both bedrooms are accompanied by a 3 piece bathroom suite with the property having 1 storage cupboard, 1 airing cupboard, electric heating throughout, 1 allocated parking space and visitor parking spaces. The property makes an ideal investment with the property previously rented out at £750 pcm. North Hykeham benefits from a range of amenities this includes Co-op foodstore, public houses, schooling at primary and secondary levels, doctors surgery, post office, Asda supermarket, Hykeham station and a regular bus service to and from the Cathedral city of Lincoln. Contact Starkey&Brown to arrange a viewing. Council tax band: B. Leasehold.

Entrance Hall

Having telecom entry system, 1 storage cupboard with consumer unit, 1 airing cupboard with hot water cylinder and LVT flooring. Access to bedrooms, bathroom and lounge diner.

Lounge Diner

16' 5" x 13' 4" (5.00m x 4.06m)

Having fitted LVT flooring, 1 electric heater, 2 uPVC double glazed windows to front aspect and access into:

Kitchen

6' 1" x 8' 3" (1.85m x 2.51m)

Having a range of base and eye level units with counter worktops, tiled flooring, oven with 4 ring hob and extractor hood over, space and plumbing for appliances, sink and drainer unit.

Master Bedroom

9' 4" x 13' 11" into bay window (2.84m x 4.24m)

Having uPVC double glazed bay window and 1 electric heater.

Bedroom 2

6' 8" x 12' 2" min (2.03m x 3.71m)

Having uPVC double glazed window to front aspect and 1 electric heater.

Bathroom

5' 10" x 6' 0" (1.78m x 1.83m)

Having a 3 piece suite comprising panelled bath with shower head over, tiled flooring, vanity unit, heater, extractor unit and shaver point.

Outside

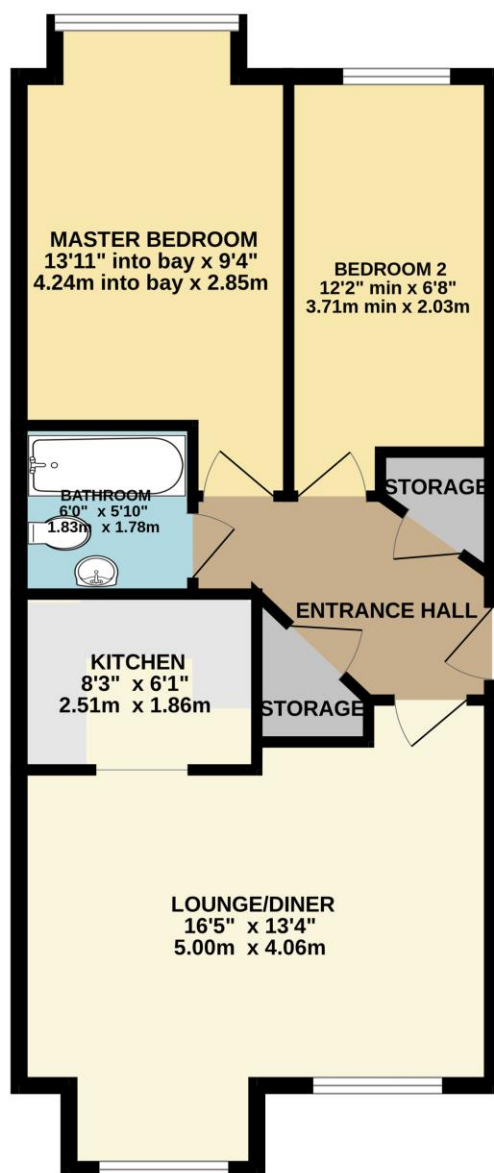
Having allocated parking space to the rear. There is also visitor parking to the front aspect.

Agents Note

There is a service charge of £75 pcm with a lease of approximately 120 years remaining. The property comes with no dangerous cladding. All information is provided to Starkey&Brown by the seller. Starkey&Brown has not inspected a copy of the lease. Lease details can be made available upon formal request.



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt 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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