

- NO ONWARD CHAIN
- First Floor Apartment
- 1 Bedroom, Living Room & Kitchen
- Driveway & Garden
- Rental Yield Gross 7.7%
- 159 Year Lease
- Low Service Charge Of Approx £5.00 PCM
- Long Term Tenant Paying £550 PCM/ £6,600 PA

Aldergrove Crescent, Doddington Park, LN6 0SJ,  
£85,000







Offered for sale with no onward chain is this first floor 1 bedroom apartment located within the Doddington Park area of Lincoln. Accommodation benefits from a 12'4" x 12'6" living room, 13'0" kitchen with a range of fitted units and space and plumbing for appliances and a bedroom measuring 8'3" x 9'7" with a built-in wardrobe, a 3 piece bathroom suite with bath and electric shower over. Externally the property comes with a separate garden and 2 allocated parking spaces. Currently the apartment is rented to a long term tenant paying £550 per calendar month or £6,600 per annum and comes with 159 year lease with low service charges of approximately £5 per calendar month and no ground rent. An ideal investment opportunity making for a higher than average yield. For further details and viewing requests contact Starkey&Brown. Council tax band: A. Leasehold.



### Entrance to property on the ground floor

Stairway leading to first floor access. Upon entering the property through the entrance hall.

### Hallway

Having storage cupboard, radiator and loft access. Access to living accommodation.

### Lounge

12' 4" x 12' 6" (3.76m x 3.81m)

Having 2 wood framed windows to front aspect, radiator and wood laminate flooring.

### Kitchen

13' 0" x 6' 0" (3.96m x 1.83m)

Having wood framed window to rear aspect, a range of base and eye level units with counter worktops, oven with 4 ring hob and extractor hood over, space and plumbing for further appliances, wall mounted gas central heating boiler and a radiator.

### Bedroom 1

9' 7" x 8' 3" (2.92m x 2.51m)

Having wood framed window to rear aspect, radiator and built-in wardrobe with sliding doors.

### Bathroom

5' 2" x 9' 6" (1.57m x 2.89m)

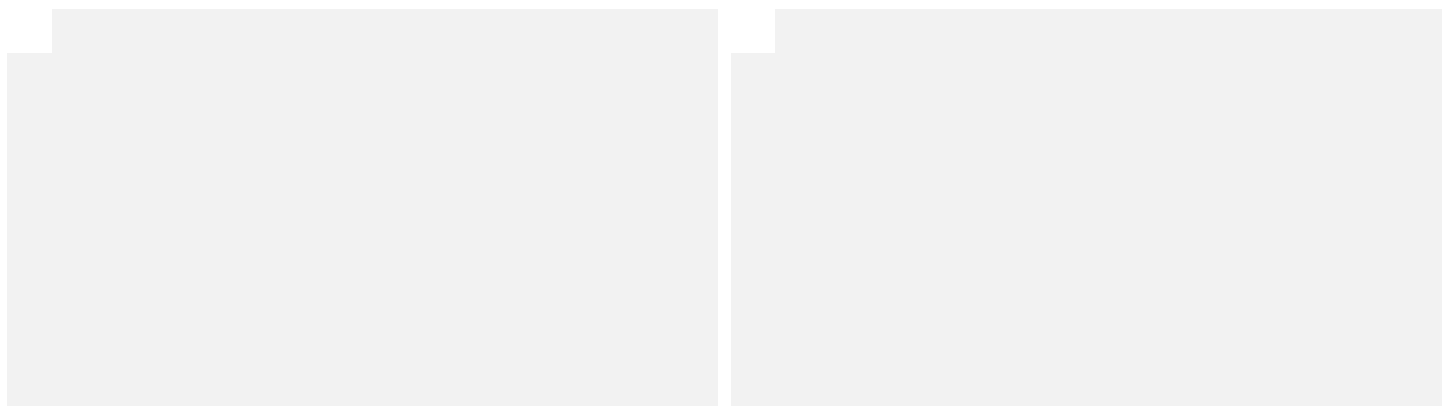
Having low level WC, pedestal hand wash basin unit, radiator, bath with electric shower head over, tiled floor and double glazed window to side aspect.

### Outside Rear

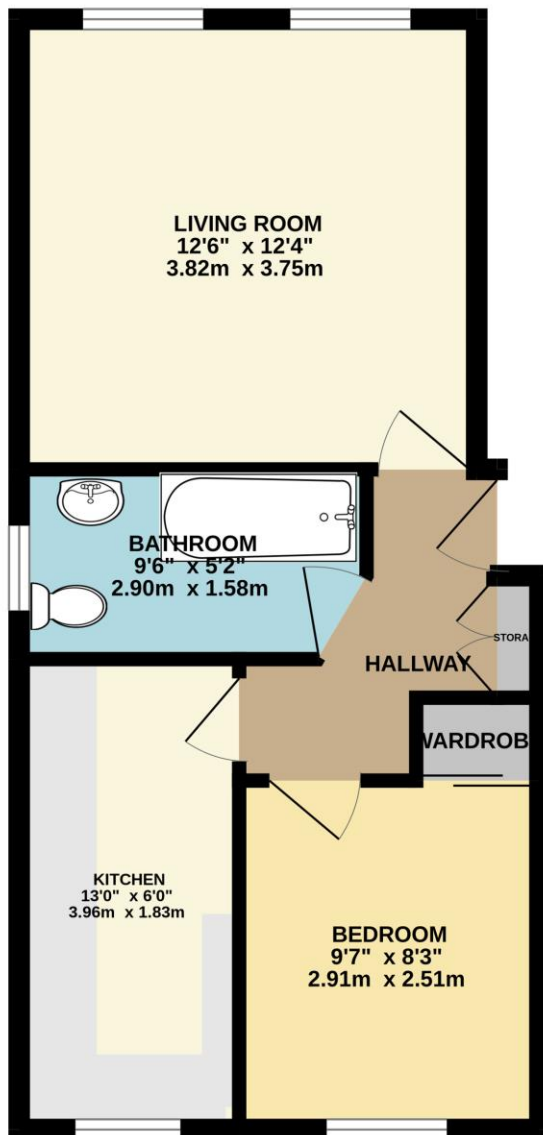
Having an allocated garden enclosed with fenced perimeters.

### Outside Front

Having allocated paved parking for 2 vehicles.



GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 408 sq.ft. (37.9 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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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

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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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