



**The Mews, Lincoln Road, North Hykeham**

**Asking Price £122,500**



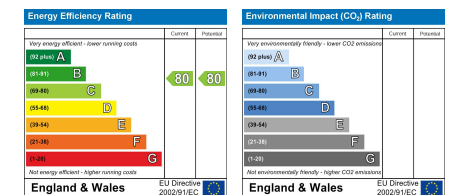
# The Mews, Lincoln Road, North Hykeham

## Apartment

2 Bedrooms, 1 Bathroom

Asking Price £122,500

- First Floor Apartment
- Two Bedrooms
- Fitted Kitchen with Appliances
- Open Plan Living
- Allocated Parking for One Vehicle
- Gated Development
- Ideal FTB or Investment Purchase
- No Onward Chain
- Tenure - Leasehold, 108yrs Remaining - Service Charge £600pa
- Council Tax Band - B / EPC Rating - C



Two bedroom first floor apartment within a secure gated development in North Hykeham. Making for an ideal first time or investment purchase, this property comprises internally of an open plan living area with a fully fitted kitchen, two bedrooms and a bathroom. Allocated parking for one vehicle. No onward chain.

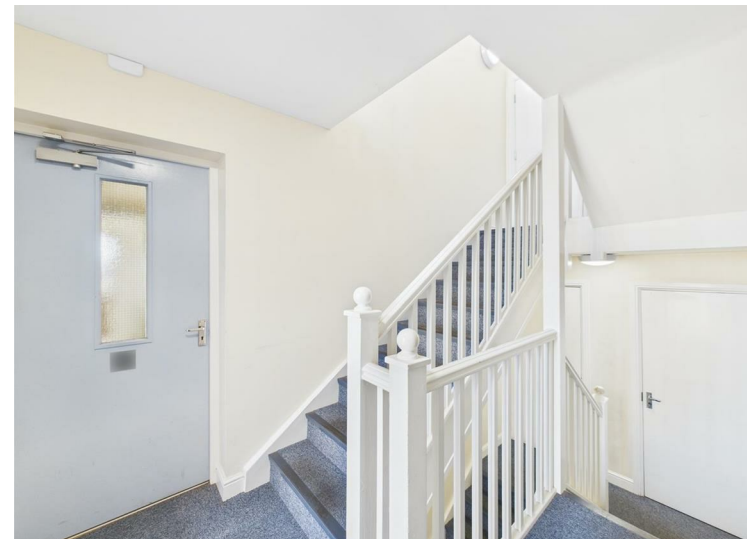
North Hykeham offers easy access to local amenities to include shops and schooling of all ages, transport links with a regular bus route and being close to the A46 bypass and Hykeham train station.

EPC Rating - C  
Council Tax Band - B  
Tenure - Leasehold

Leasehold Information  
Lease Term - 125 years from January 2007  
Lease Remaining - 108 Years  
Ground Rent - N/A  
Service Charge - £600 per annum  
Review Period - annually

This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Entrance Hall  
Carpet flooring, pendant fitting, Danfoss digital heating controls, entrance phone, radiator and a storage cupboard housing the mains consumer unit.



#### Bathroom

8'4" x 5'6"

Concealed cistern WC, vanity sink and a P shaped panel bath with a thermostatic mixer shower over. Vinyl flooring, fully tiled walls, PVC side window, light and extractor.

#### Bedroom

14'7" x 8'11" (max measurements).

PVC side window, carpet flooring, radiator and a pendant fitting.

#### Bedroom

12'11" x 9'1"

PVC window to the rear aspect, carpet flooring, radiator and a pendant fitting.

#### Open Plan Kitchen / Living Area

20'5" x 10'10" (max measurements).

Base and eye level units with roll edge work surfaces, tiled splash backs and an inset stainless steel sink and drainer. Fully fitted to include a single oven with gas hob and extractor over, integrated fridge freezer, washer dryer and a slim line dishwasher. Dual aspect with PVC windows to the side and rear, vinyl and carpet flooring, two radiators, light fittings and Ideal combination boiler housed.

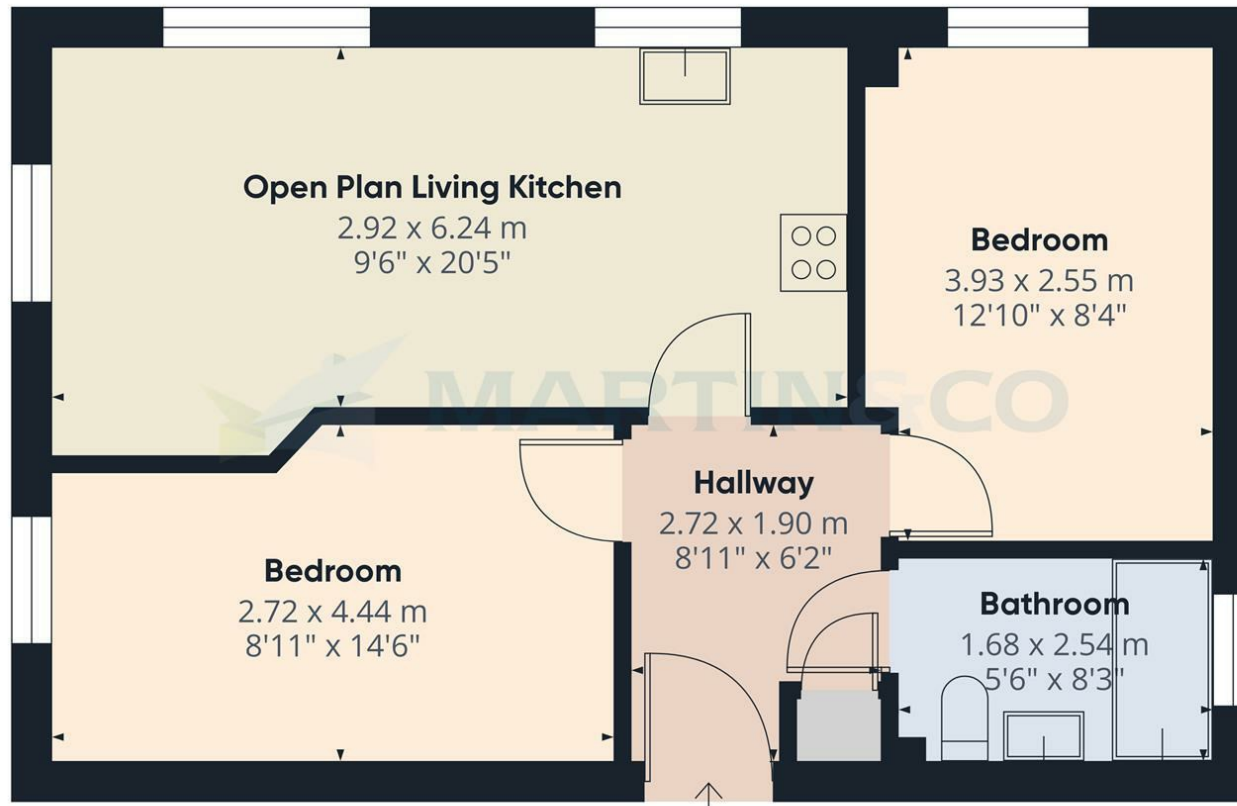
#### Outside

Externally there is an allocated parking space for one vehicle, enclosed within the gated courtyard.

#### Fixtures & Fittings.

Please Note : Items described in these particulars are included in the sale, all other items are specifically excluded.

We cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.



Approximate total area<sup>(1)</sup>

51.1 m<sup>2</sup>  
550.04 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.