



- Second Floor Apartment
- Two Bedrooms
- Two Bathrooms
(Including En-Suite Shower)
- Two Receptions Rooms
- Breakfast Kitchen
- Turret Style Design
- Allocated Parking
- Leasehold

Tiber Road, North Hykeham, LN6 9TY
£135,000 - Leasehold



Starkey&Brown is delighted to offer for sale this immaculate 2-bedroom second-floor apartment in the popular area of North Hykeham. The home is in superb condition throughout and is turn-key ready for the prospective buyer. Accommodation stretches to approximately 700 sq ft. Upon entering the apartment, you have a welcoming entrance hallway with access to the living accommodation. There are 2 reception rooms with the lounge measuring 15'6" x 11'3", which leads into a dining/study, which offers flexible living accommodation. There is a generously sized kitchen with space for dining, as well as a range of integrated appliances and space and plumbing for further fixtures. The 2 bedrooms offer comfortable bedroom spaces with bedroom 1 measuring 13'8" x 9'4" and having its own en-suite shower room, bedroom 2 measuring 6'10" x 12'2" and benefits from a three-piece bathroom suite. Furthermore, the apartment comes with allocated parking, access to visitors' parking, and communal spaces. With quick and easy access to all the essential amenities that North Hykeham and the Manor Farm development have. This includes Co-op food store, hairdressers, takeaways, a regular bus service, and schooling at the primary level. Furthermore, the property is near Hykeham railway station, with access to the A46, great access to the north of Lincoln and south to Newark and Nottingham. This property is leasehold with lease of 155 years from 2005 and service charges. For more information about the property and viewings. Please contact Starkey&Brown. Council tax band: B. Leasehold.



Entrance Hallway

A telecom entry system, 2 storage cupboards - 1 housing the hot water cylinder and shelving, loft space - insulated, no boarding or pull-down ladder, and 1 storage heater. Access to accommodation.

Lounge

15' 6" x 11' 3" (4.72m x 3.43m)

Storage heater and a uPVC double-glazed window. Access to dining room/study.

Dining Room/Study

6' 10" x 14' 10" (2.08m x 4.52m)

Three uPVC double-glazed windows, loft access, and a storage heater.

Kitchen

14' 9" x 11' 3" (4.49m x 3.43m)

Having a range of base and eye-level units with counter worktops, space, and plumbing for appliances, integrated appliances such as a double oven, a ring hob with extractor hood over, a stainless steel sink and drainer unit with hot and cold mixer tap over, and a uPVC double-glazed window.

Bedroom 1

13' 8" x 9' 4" (4.16m x 2.84m)

Having a UPVC double-glazed window, a storage heater. Access to:

En-Suite Shower Room

3' 10" x 6' 1" (1.17m x 1.85m)

Shower cubicle with a newly fitted door, a low-level WC, pedestal hand wash basin unit, a wall mounted chrome heated towel rail, an extractor unit, a pedestal hand wash basin unit and a low-level WC.

Bedroom 2

6' 10" x 12' 2" (2.08m x 3.71m)

Having a uPVC double-glazed window and a storage heater.

Bathroom

5' 10" x 5' 11" (1.78m x 1.80m)

Three-piece suite comprising a low-level WC, pedestal hand wash basin unit, a uPVC double-glazed obscured window, wall-mounted chrome heated towel rail, tiled floor, tiled surround, and an extractor unit.

Outside Rear

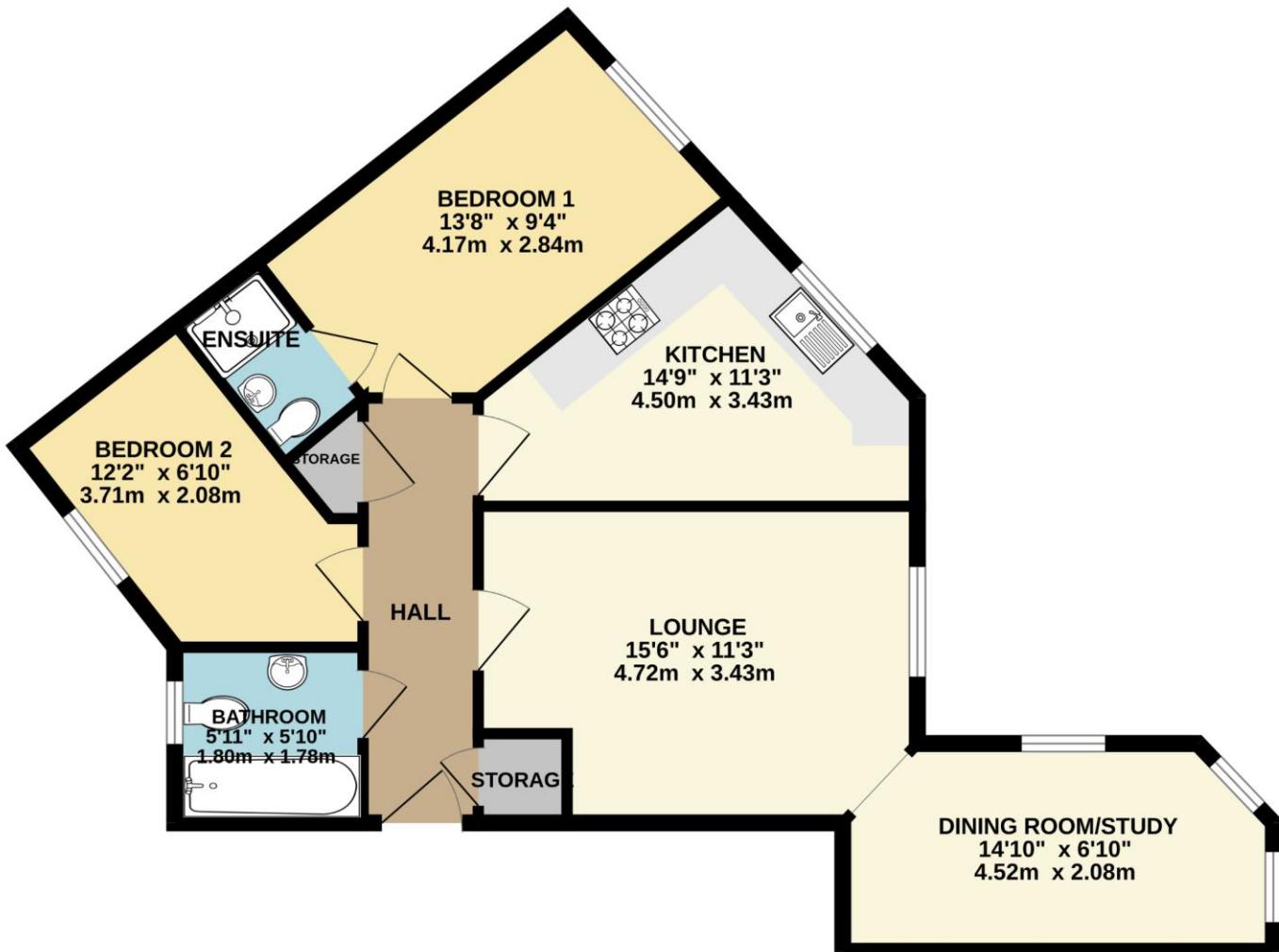
Allocated parking for 1 vehicle. Access to communal space and visitors' parking.

Agents Note 1

The property is leasehold. With a 155 lease from 2005. A service charge of £1,055.31 paid twice a year (every 6 months). A ground rent of £75 paid twice a year of £155 paid to FirstPort Management Company.



GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 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 vendor'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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