



**Lincoln Road, The Mews**

**Asking Price £125,000**

**MARTIN & CO**

Apartment  
2 Bedrooms, 1 Bathroom

Asking Price £125,000

- Modern Top floor apartment
- Two double bedrooms
- Turn-key, income-producing asset from day one
- Gross Yield: 6.48%
- Gated car park with 1 allocated parking space
- Popular North Hykeham location
- Council tax band - B
- EPC grade C
- Tenure - Leasehold
- Ground Rent - Peppercorn Service £600 per annum

Investment Opportunity – Modern 2-Bedroom Apartment with Secure Parking

An excellent opportunity to acquire a well-presented second-floor apartment in the ever popular North Hykeham area, ideal for investors seeking a low-maintenance property with immediate rental income. Located within a secure, gated development, this property benefits from allocated parking, modern safety features, and an established tenant already in place.



## DESCRIPTION

Investment Opportunity – Modern 2-Bedroom Apartment with Secure Parking

An excellent opportunity to acquire a well-presented second-floor apartment in the ever popular North Hykeham area, ideal for investors seeking a low-maintenance property with immediate rental income. Located within a secure, gated development, this property benefits from allocated parking, modern safety features, and an established tenant already in place.

## Investment Details

This property is available for an investment with tenants in situ on a fixed term AST until September 2026 paying £675pcm.

## 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

Entrance hall with carpet flooring, radiator, loft hatch access, smoke alarm, pendant lighting, consumer unit and a fire-rated glazed door.



## Kitchen / Living Room

17'8" x 11'3"

## Open Plan Kitchen and Living Room.

Bright and comfortable living space featuring carpet flooring, radiator, ceiling spotlights and a front-facing window.

The Kitchen is fitted with both base and eye-level units, tiled work surfaces, vinyl flooring, ceiling spotlights, wall-mounted thermostat, electric cooker with gas hob and overhead extractor. The Eco Compact Combi Boiler is neatly housed within a cupboard. Fire-rated self-closing door fitted.

## Bedroom

14'7" x 6'11"

Double bedroom with carpet flooring, radiator, pendant

lighting and front-facing window. Fire-rated self-closing door installed.

## Bedroom

13'10" x 8'4"

Second well-proportioned bedroom with carpet flooring, radiator, pendant lighting and rear-facing window. Fire-rated self-closing door installed.

## Bathroom

6'7" x 6'3"

Bathroom suite comprising vinyl flooring, radiator, globe light fitting, Manrose extractor fan, pedestal basin, and a P-shaped bath with mixer taps, mixer shower, and hinged shower screen.

## Outside

Secure gated parking with 1 allocated parking Space

## 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.



### Energy Efficiency Rating

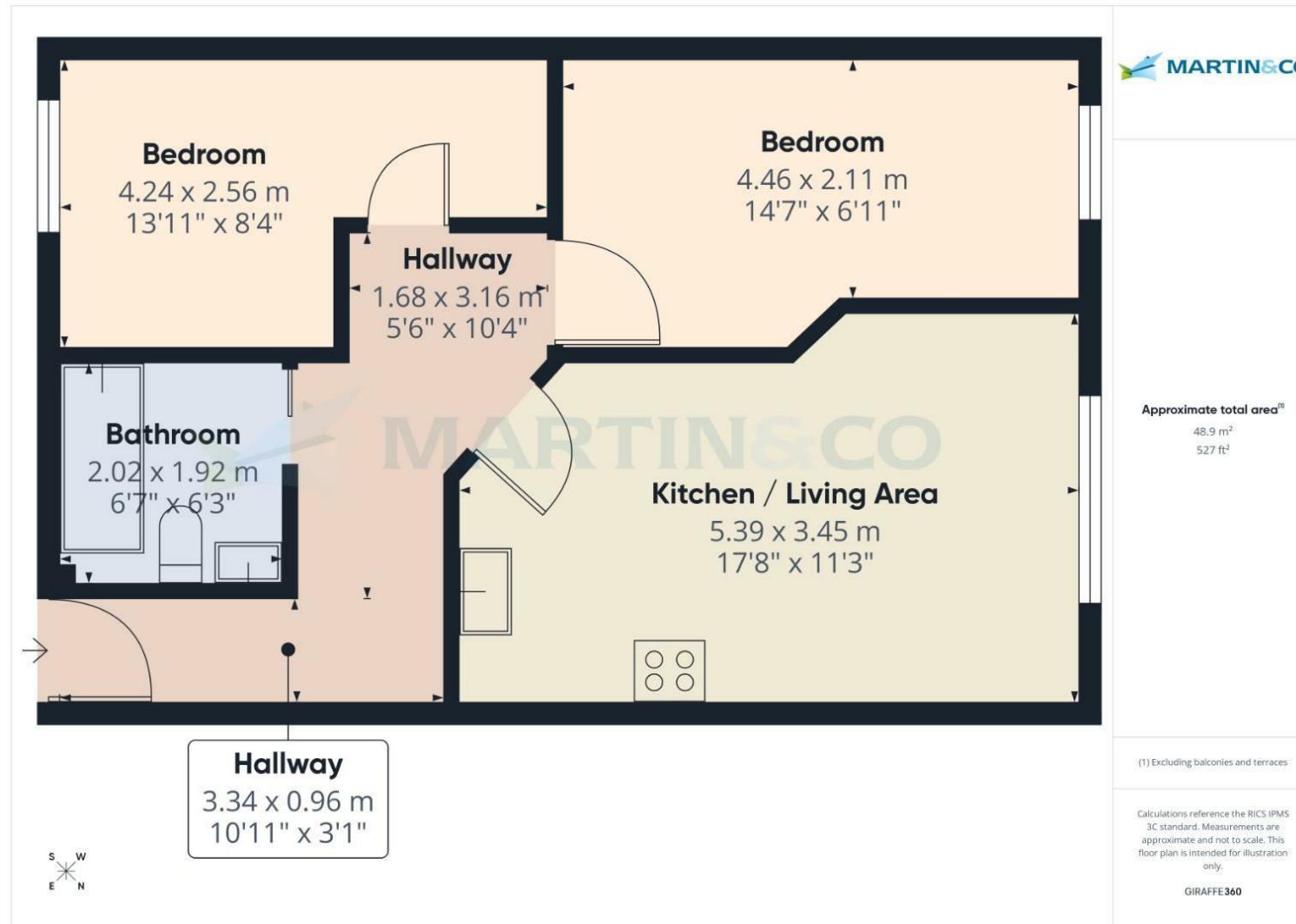
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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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.

