



26 Park View Apartments, Lincoln Road

North Hykeham, Lincoln, LN6 8NH

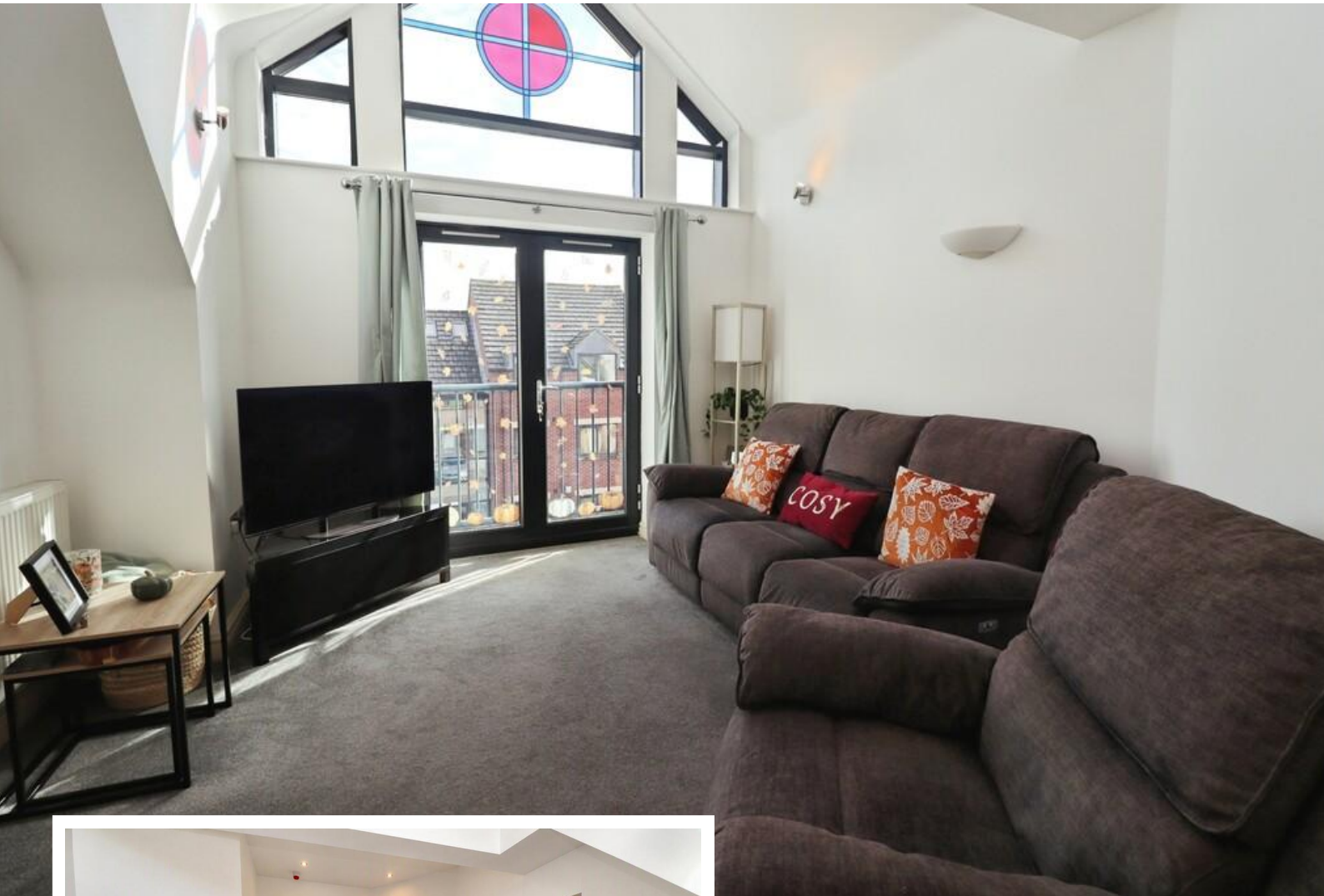


Book a Viewing!

£157,000

Situated within this popular gated development close to the heart of North Hykeham, this spacious and modern Second Floor Apartment enjoys an enviable top floor position with impressive high ceilings and generously proportioned accommodation throughout. Well presented and ready to move into, the property offers a bright and airy feel, ideal for a range of purchasers. The accommodation comprises a communal entrance, private entrance hall, spacious lounge with Juliet balcony, modern fitted kitchen, three double bedrooms and a family bathroom. Further benefits include an allocated parking space within a secure gated car park. Viewing is highly recommended to appreciate the space and convenient location on offer.





LOCATION

The property is well located within the popular residential area of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.

COMMUNAL ENTRANCE

With stairs to all floors.

ENTRANCE HALL

With intercom system.

LOUNGE

16' 7" x 11' 10" (5.07m x 3.63m) With double glazed Juliet balcony, spotlights and radiator.

KITCHEN

7' 10" x 7' 7" (2.39m x 2.33m) Fitted with a range of wall and base units with work surfaces over, stainless steel 1½ bowl sink with side drainer and mixer tap over, electric oven, gas hob, integrated fridge freezer, space for washing machine, cupboard housing the wall mounted gas fired central heating boiler, tiled flooring and splashbacks and double glazed window to the front aspect.



BEDROOM 1

14' 7" x 10' 0" (4.46m x 3.05m) With double glazed window to the front aspect, spotlights and radiator.

BEDROOM 2

12' 9" x 8' 6" (3.91m x 2.60m) With double glazed window to the rear aspect, fitted wardrobe, spotlights and radiator.

BEDROOM 3

13' 6" x 7' 4" (4.13m x 2.25m) With double glazed window to the rear aspect, spotlights and radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, wash hand basin in a vanity style unit and close coupled WC, tiled flooring and splashbacks, chrome towel radiator, spotlights and double glazed window to the rear aspect.

OUTSIDE

The property benefits from an allocated parking space in the secure gated car park.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - North Kesteven District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

LEASEHOLD INFORMATION

Length of Lease - TBC

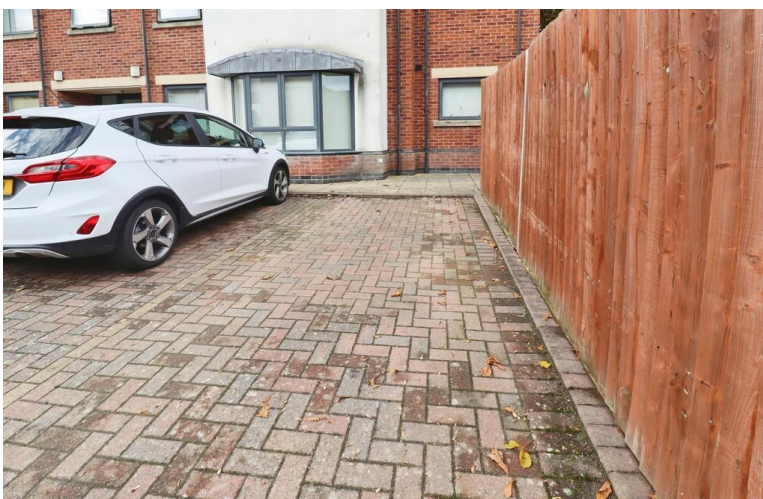
Years Remaining on Lease - 177 years

Annual Ground Rent - £ TBC

Annual Service Charge Amount - £1,600 approx

Service Charge Reviewed - Annually in TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.





WEBSITE

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

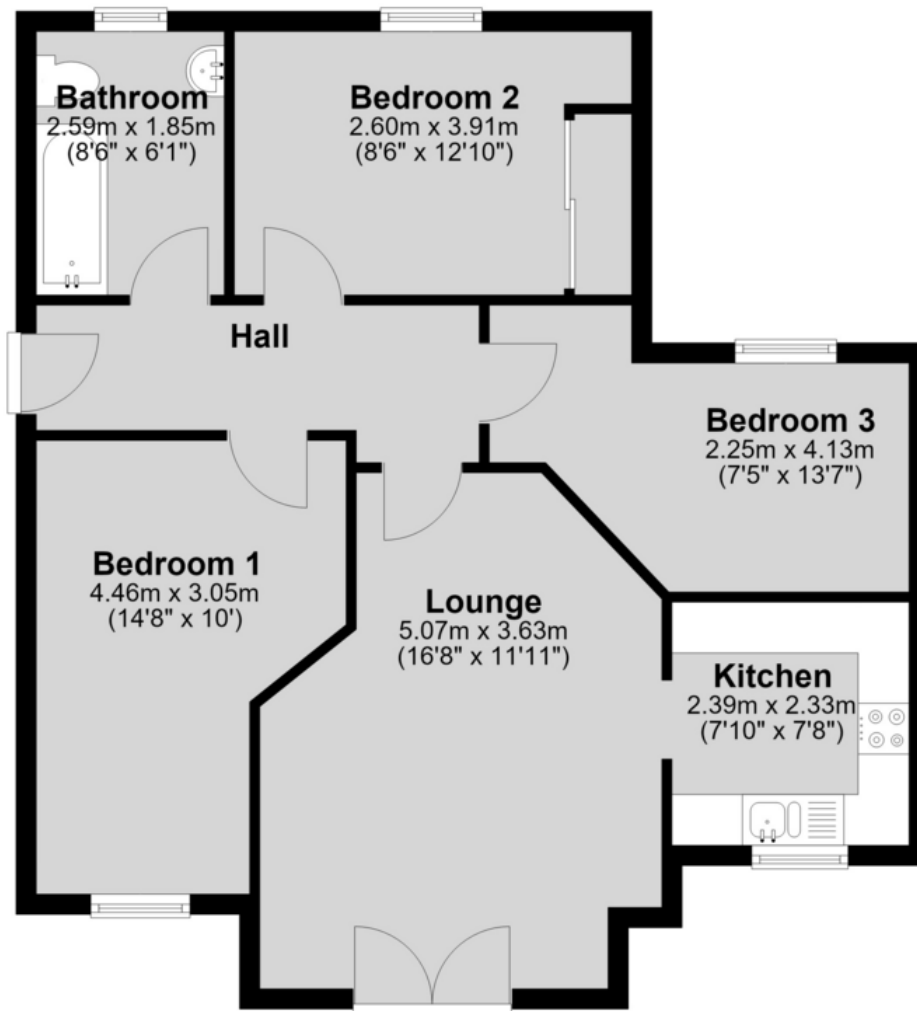
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1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Second Floor

Approx. 66.1 sq. metres (711.6 sq. feet)



Total area: approx. 66.1 sq. metres (711.6 sq. feet)

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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