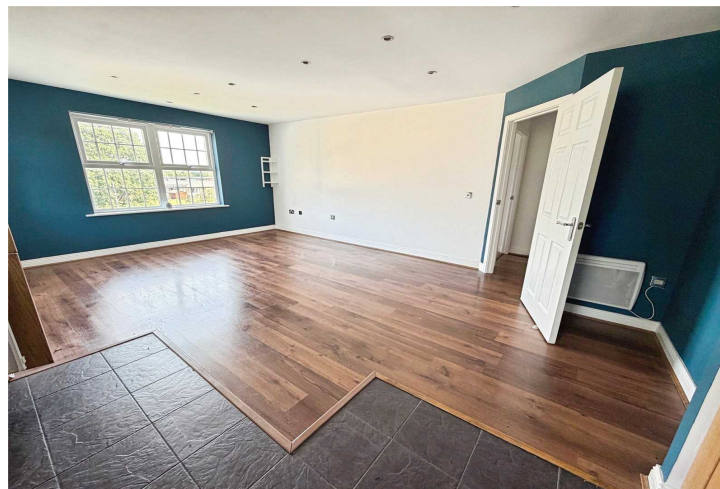
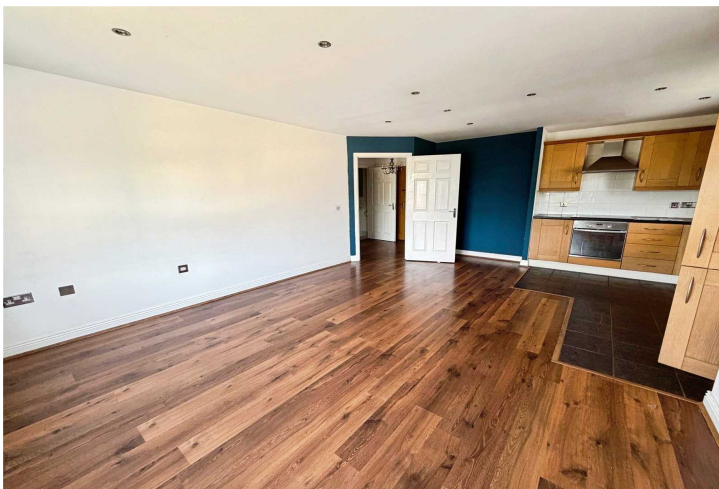
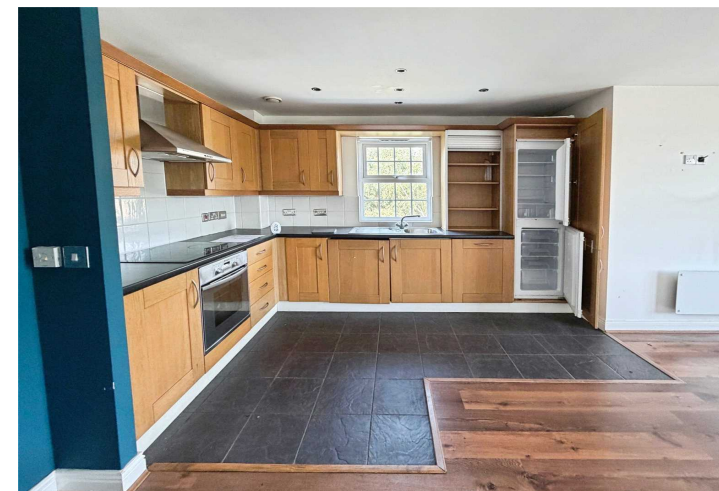
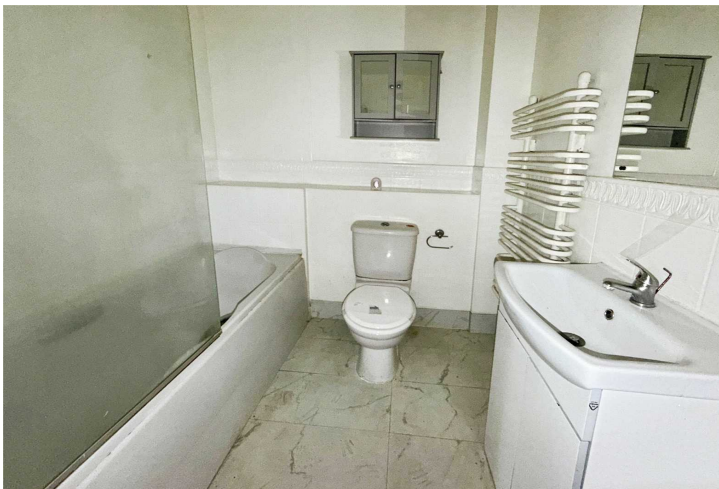




Warren Lane, Witham St. Hughs,
Lincoln, Lincolnshire, LN6

Asking Price: £85,000

Tenure: Leasehold



your-move.co.uk

Warren Lane, Witham St. Hughs, Lincoln, Lincolnshire, LN6
Asking Price: £85,000 Tenure: Leasehold

Council Tax Band: A
EPC Rating: C
Local Authority: North Kesteven District Council,
Sleaford

Other important information which you will need to know about this property can be found at your-move.co.uk

ATTENTION FIRST TIME BUYERS & INVESTORS A top floor apartment being sold with NO ONWARD CHAIN and benefitting from an allocated parking space. Offering an attractive potential gross yield of 10.5%. BOOK YOUR VIEWING NOW! North Kesteven District Council-Band A.

Communal Entrance
Secure entry system, stairs rising to all floors.

Hall
Entrance door, airing cupboard, electric heater.

Kitchen/Living/Dining Room
20'10" x 16'6" (6.35m x 5.03m)
Open plan area. Kitchen being fitted with a range of eye level wall and base units with contrasting work surfaces fitted over, electric oven with 4 ring electric hob and extractor hood fitted over, stainless steel sink unit with drainer and mixer taps over, three double glazed windows, integrated fridge freezer & washing machine, electric heater.

Bedroom
11'2" x 10'1" (3.4m x 3.07m)
Double glazed window, fitted wardrobes, electric heater.

Bathroom
6'6" x 6'6" (1.98m x 1.98m)
Three piece suite comprising of panelled bath tub with shower fitted over, low level WC, vanity wash hand basin, heated towel rail, extractor fan.

Parking
The property comes with one allocated car

parking space.

Tenure & Charges
125 years from 01/06/2026.
We believe the annual ground rent is set at £150 per annum & service charge £3128 per annum.

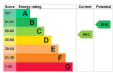
Note to Investors
We believe the property could achieve a monthly rent of £750.

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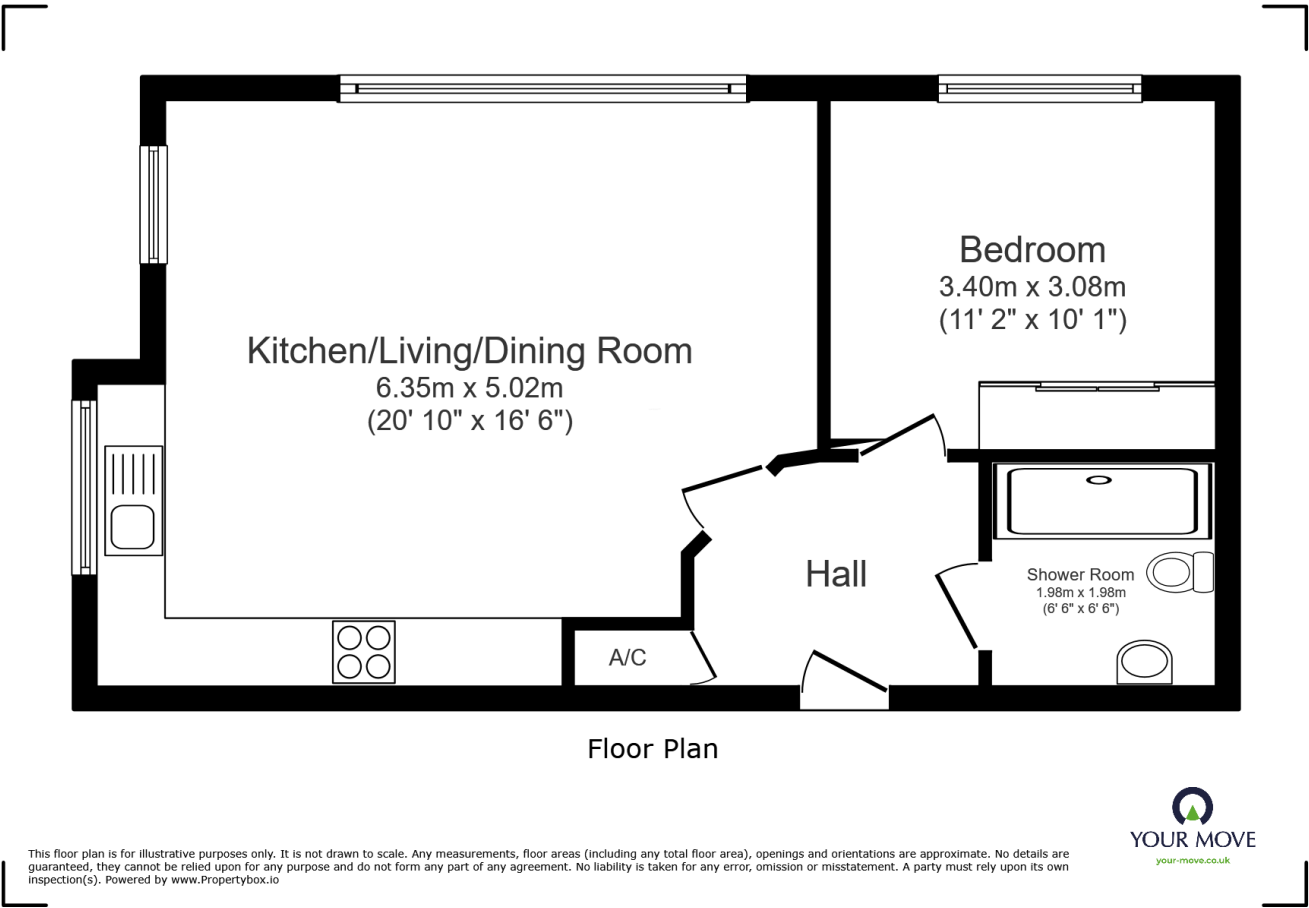
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.