

FOR SALE



Sandringham House, Laughton Way
Asking Price Of £95,000


MARTIN&CO

Sandringham House, Laughton Way

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- Two Bedroom
- Top Floor Maisonette
- First Time Buyer / Investment Opportunity
- PVC Double Glazing & GCH
- Uphill Residential Location

Two bedroom maisonette within a popular residential area making for an ideal investment purchase with a tenant in situ. The property is situated on the first floor and served over two storeys. Located within easy reach of the A46 bypass, local amenities, schooling and a regular bus service. No onward chain.

ENTRANCE HALL PVC entrance door, carpet flooring, pendant light fitting, radiator, Danfoss thermostatic heating control, phone intercom and the under stairs cupboard housing the mains consumer unit and electric meter.

LIVING ROOM 23' 1" x 10' 11" (7.052m x 3.341m) max measurements. Two PVC windows to the front aspect with a PVC door leading to the balcony, two radiators, two pendant light fittings and carpet flooring.

KITCHEN 9' 9" x 7' 9" (2.978m x 2.380m) Base and eye level units with a roll edge worktop, tiled splashback and inset stainless steel sink and drainer. Fitted electric oven, gas hob, space and plumbing for a washing machine plus further space for a fridge freezer. Wall mounted Ideal combination boiler, tile effect laminate flooring, pendant light fitting and a PVC window to the rear aspect.



STAIRS / LANDING Carpet flooring, PVC window to the rear, loft hatch access, pendant fitting and two storage cupboards.

WC 5' 1" x 2' 7" (1.567m x 0.788m) Low level WC, vinyl flooring, pendant light fitting and PVC window to the rear aspect.

BATHROOM 6' 2" x 5' 10" (1.881m x 1.793m) Panel bath with electric shower over and a wall mounted sink. Vinyl flooring, light fitting, radiator and a PVC window to the rear aspect.

BEDROOM 12' 5" x 11' 0" (3.796m x 3.364m) PVC window to the front aspect, carpet flooring, radiator and pendant light fitting.

BEDROOM 11' 2" x 10' 3" (3.417m x 3.148m) PVC window to the front aspect, carpet flooring, radiator, pendant light fitting and integrated storage cupboard.

OUTSIDE Residents parking available, communal side entrance with stairs rising to the first floor. Storage unit on the main walkway outside the property entrance. Internal storage unit with window to the foot of the stairs in the communal entrance which is council owned along with a sizeable garden specific to the property.

LEASEHOLD INFORMATION Provided by the vendor;
Lease was 125 years from 1986 (90 remaining)
Service charge - £85.68 per quarter
Ground rent - £10 per annum

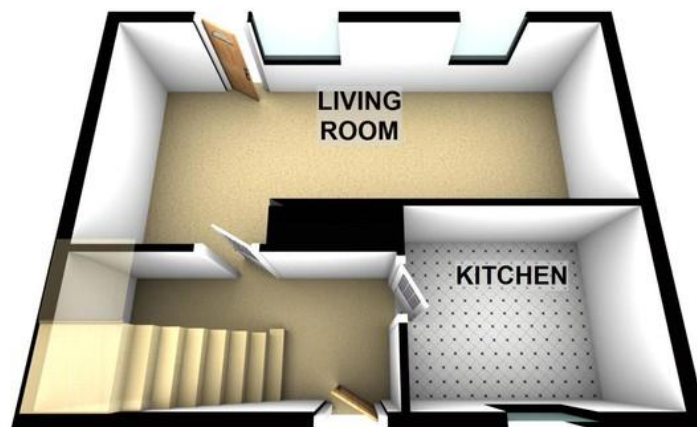
This information has been provided by the vendor and must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

INVESTMENT OPPORTUNITY This property is available for investment purchase only with a tenant in situ on a fixed term AST paying £550pcm until December 2022.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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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.