

## Willow Tree Close, Lincoln, LN5 8NZ



**Asking Price £105,000 Leasehold**



**\*NO CHAIN\*\* \*\*PRICED TO SELL\*\* \*\*ALLOCATED PARKING\*\*** This delightful 1st floor apartment presents an excellent opportunity for savvy investors with a gross yield of 8.57%. Boasting two well-proportioned bedrooms, this property is designed with modern living in mind. The apartment features a spacious reception room with a Juliet balcony providing riverside views that invites natural light, creating a warm and welcoming atmosphere.

The property is equipped with main bathroom and an ensuite to the largest bedroom, making it ideal for sharers or families who appreciate the convenience of additional facilities.

The kitchen comes complete with a washer dryer, oven, hob, extractor and a fridge, ensuring that you have all the essentials at your fingertips. The apartment is situated close to high street amenities, providing easy access to shops, cafes, and other local services, enhancing the appeal of this location.

Whether you are looking to invest in a promising property or seeking a comfortable home for yourself, this flat in Willow Tree Close is a remarkable choice. With its modern features, convenient layout, and stunning views, it is sure to attract interest. Do not miss the chance to make this lovely apartment your own.

## Location Location Location

The property is located at the south end of Lincoln High Street in an area called St Catherines thus being within easy walking distance to the High Street but also benefiting from lovely walks over the south common opposite, there is an excellent technical school on Cross O'Cliff Hill called LSST for teenagers with outstanding Ofsted reports, there are also many amenities along Newark Road such as takeaways ALDI, a car supermarket, car spares and many more.

## Accommodation



The apartment is located on the first floor having entered through a security door on the ground floor which does have door entry system linked to each flat. The door from the communal landing is a fire door. The property has electric programmable heaters where the main ones look like modern convection radiators. It also benefits from UPVC double glazing with an EPC rating of: C

## Living Room 14'0" x 13'1"



Having sliding patio doors with a Juliet balcony and an additional window to the right making the room very light and airy, carpeted flooring and pendant lighting, electric programmable radiator, TV, SKY and telephone points.

## Kitchen 6'9" x 9'11"



Window to side elevation, a range of wall and base units with laminate worktops with lovely splash-back tiling, electric oven, hob and extractor hood, one and half bowl stainless steel sink with mixer tap and a washing dryer included,

## Bedroom 1 11'0" x 9'11"



Window to front elevation electric programmable radiator, carpeted flooring and pendant lighting.

En-suite  
6'10" x 3'4"



Bathroom  
7'4" x 7'2"



Window to front elevation with frosted glass, shower cubicle with bar mixer shower, pedestal sink with tiled splash-back and close coupled toilet electric fan heater, extractor fan, IP rated light unit and vinyl flooring.

Bedroom 2  
9'9" x 7'6"



Window to rear elevation, electric heater, carpeted flooring and pendant lighting.

Hall

An "L" shaped hallway with door entry phone mounted on the wall, an alarm key pad for the alarm system (not verified as to working or not) carpeted flooring, pendant lighting, smoke alarm, red fire alarm re-sounder for the block which is tested every Tuesday. Double electric radiator, consumer unit, storage cupboard with shelving, doors leading to two bedrooms bathroom and lounge/kitchenette.

A large bathroom with paneled bath, close coupled toilet pedestal sink, vinyl flooring, electric fan heater, extractor fan, IP rated light unit, half height tiling to walls.

#### Outside and parking

At the rear is a communal lawned area running along side the river providing a tranquil spot to sit and admire the views

This apartment comes with an allocated parking space outside.

#### Lease information

The lease is for 999 years with 981 years left to run having an annual ground rent of £100 per year and service charges of £1470 per year

#### Other information

The property is ideal for investors as can be purchased with a happy tenant in situ paying a rent of £700 per month but will go up to £750 to provide a greater GROSS yield 8.57%

#### Disclaimer 1

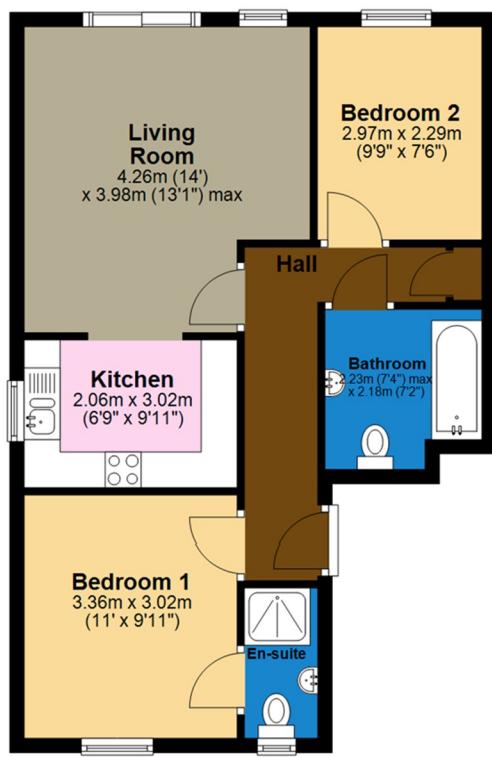
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property,

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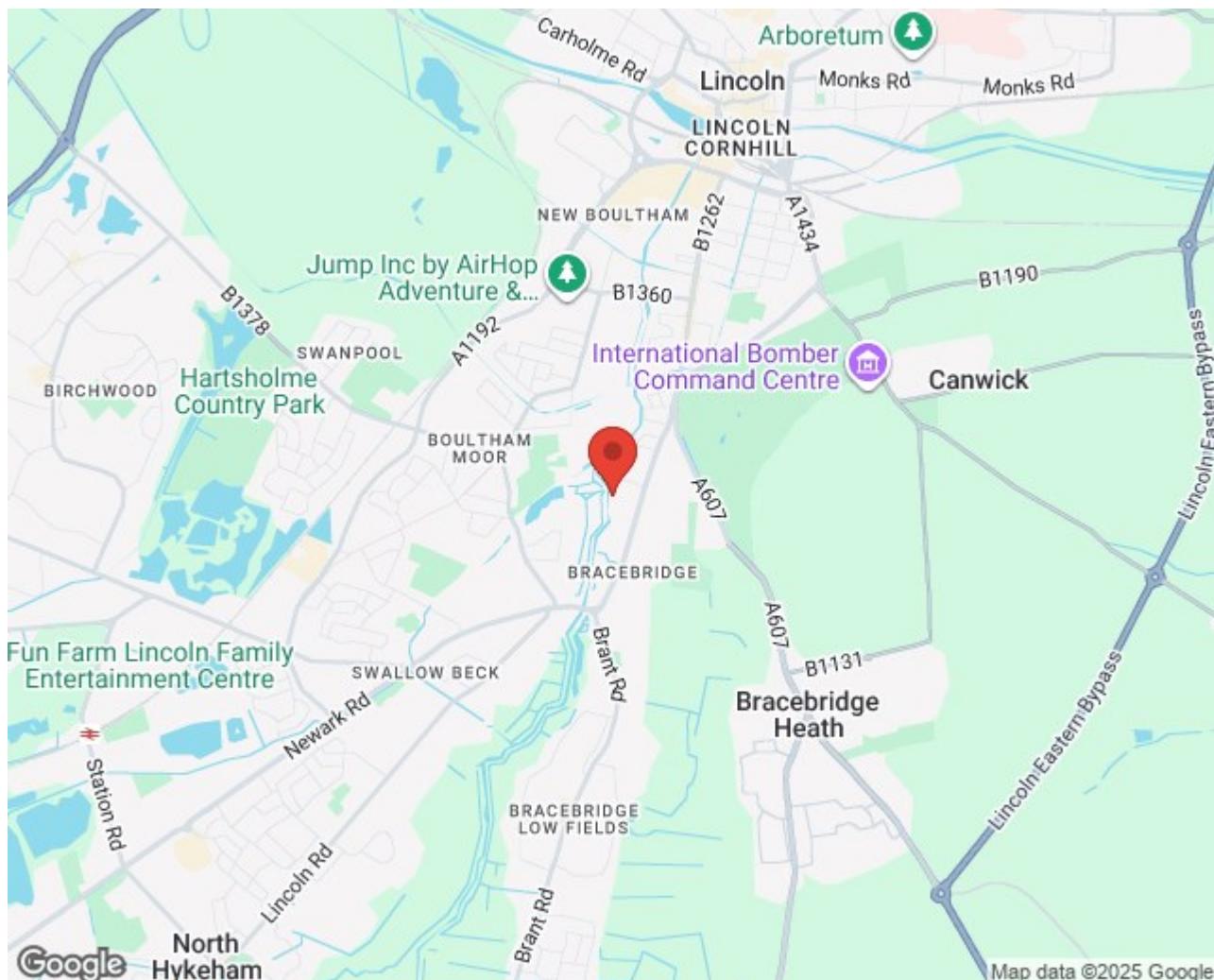
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Financial Services - As part of our continued commitment to providing the best advice to all of our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau are regulated by the financial ombudsman and operate on an independent basis within our premises at 71 Northgate, Sleaford, NG34 7BS.



Total gross approx. 54.4 sq. metres (585.7 sq. foot)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) 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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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