



FEATURES

- Fully refurbished in 2017
- Two bedroom first floor flat
- Resident permit parking
- Ground rent £110 pa
- Part furnished
- New 125 year lease from August 2019
- Fully fitted modern kitchen
- Immediately available with no chain
- Previously rented for £750 pcm
- Popular residential location

Asking Price £125,000

Two Bedroom Flat

9 Lincoln House
Magdala Road
NG3 5EA

OVERVIEW

9 Lincoln House has recently been refurbished to a high standard throughout, partially furnished and ready to move into. The flat has two spacious bedrooms and plenty of storage space.

There is a pleasant outlook from all the rooms. To the rear of the apartment there is a master bedroom and plus another double bedroom with double doors opening up on to a balcony.

Car parking is resident permit parking only.

There is gas central heating throughout and double glazed UPVC windows.

ACCOMMODATION

Hall - Three large built in storage cupboards.

Living Room - spacious light room with a pleasant aspect.

Kitchen - modern galley style with oven, gas hob, fridge/freezer, washing machine and breakfast bar

Bathroom - recently fitted, with shower over bath.

Bedroom 1 - with John Lewis king sized bed.

Bedroom 2 - with M&S double and balcony

Tenure

Long leasehold - 125 years from August 2019

Ground rent - £110 per annum

Floor Area

Total approx. floor area 667 ft²
(Taken from EPC)



Service Charge and Ground Rent

The annual service charge for 2018/19 is £795.13.

The annual estate charge for 2018/19 is £348.18.

Services

The property is connected to mains gas, electricity, water and drainage.

Viewings

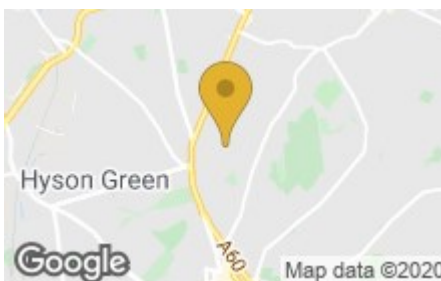
Please contact Chris Roper at John Pye Property on 07760459413

Estate Agent Act Disclaimer

A member of John Pye and Sons Ltd has an interest in the property.

Summary

- Fully refurbished in 2017
- 125 year lease from August 2019
- Spacious two bedroom first floor flat
- Fully fitted modern kitchen
- Immediately available
- Resident permit parking



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(43-54) E		(43-54) E	
(35-42) F		(35-42) F	
(1-34) G		(1-34) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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