



## 136 West Parade

Lincoln, LN1 1LF

**OIRO £420,000**

A rare opportunity to purchase this large mid-terraced house which has been converted into four self-contained flats. The flats are over three storeys, to the ground floor there are two 1 bedroom flats, a luxury 2 bedroom flat to the first floor which has just been completely renovated to a high standard and a further 1 bedroom flat to the second floor. The current total income is approx £33,780p.a (including the fixed utility charges), giving a gross yield of approx 7.2% The Net income for the 4 flats is currently £29,580p.a. (Excluding fixed utility charges) Giving a NET Yield of approx 6.3% All four properties are currently let on an assured shorthold tenancy basis and let individually with an additional fixed utility charge for water, gas and communal electricity. Each flat is responsible for their own electricity usage and council tax.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – A

**LOCAL AUTHORITY** - Lincoln City Council

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

**DIRECTIONS**

Leaving Lincoln City Centre along West Parade, at the cross roads with the traffic lights continue across onto West Parade and the property can be located on the right hand side.

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.



## ACCOMMODATION

**COMMUNAL ENTRANCE HALL** Giving access to all four flats.

**FLAT 1 LIVING KITCHEN** 15' 5" x 13' 4" (4.7m x 4.06m) With uPVC bay window to front elevation, Kitchen area fitted with a range of wall, base units and drawers with work surfaces over, inset sink unit and drainer, plumbing for washing machine, part-tiled surround, coving to ceiling, electric hob and oven with extractor fan and light over.

**FLAT 1 BEDROOM** 13' 2" x 15' 7" (4.01m x 4.75m) Max overall measurement including En-Suite Bathroom With radiator, coving uPVC double glazed window and door leading to

**FLAT 1 EN-SUITE BATHROOM** With bath with shower over, WC, wash basin, part-tiled surround, heated towel rails and fully-tiled walls.

**FLAT 2 LIVING KITCHEN** 10' 11" x 11' 9" (3.33m x 3.58m) Approx. Fitted with a range of base units and drawers with work surfaces over, inset sink unit and drainer, fitted electric hob and oven with extractor fan and light over, part-tiled surround, radiator and tiled floor.

**FLAT 2 ARCHWAY LEADING TO BEDROOM AREA** 6' 11" x 12' 5" (2.11m x 3.78m) With radiator and uPVC double glazed windows to the rear and side elevation.

**FLAT 2 SHOWER ROOM** 4' 1" x 6' 10" (1.24m x 2.08m) With shower, WC, wash basin and uPVC double glazed windows.

**FLAT 3 ENTRANCE HALL** With built-in cupboard and spotlight to ceiling.

**FLAT 3 LIVING KITCHEN** 12' 3" x 15' 6" (3.73m x 4.72m) Approx. Fitted with wall, base units and drawers with work surfaces over, inset sink unit and drainer, electric hob and oven, spotlights to ceiling, radiator, uPVC double glazed window to rear elevation, electric hob and oven with extractor fan and light over.

**FLAT 3 BEDROOM ONE** 12' 8" x 16' 0" (3.86m x 4.88m) Max into bay With uPVC bay window to front elevation, spotlights to ceiling and radiator.

**FLAT 3 BEDROOM TWO** 8' 06" x 9' 07" (2.59m x 2.92m) With uPVC window to front elevation, radiator and spotlights to ceiling.

**FLAT 3 SHOWER ROOM** 5' 8" x 9' 0" (1.73m x 2.74m) With shower, WC, wash basin, uPVC double glazed window to rear elevation, plumbing for a washing machine, spotlights to ceiling, extractor fan and heated towel rail.

**FLAT 4 ENTRANCE HALL**



**FLAT 4 LIVING KITCHEN** 13' 3" x 12' 4" (4.04m x 3.76m) Fitted with a range of wall, base units and drawers with work surfaces over, inset sink unit and drainer, part-tiled surround, electric hob and oven with extractor fan and light over, radiator and uPVC double glazed window to front elevation.

**FLAT 4 BEDROOM** 14' 3" x (Part) 7' 8" (Part) 4' 9" Min (4.34m x 2.34m) With further area restricted to ceiling height, two radiators and two Velux windows.

**FLAT 4 BATHROOM** 8' 9" x 9' 11" (2.67m x 3.02m) With bath, WC, wash basin, shower cubicle with shower over, part-tiled surround, uPVC double glazed window to front elevation, plumbing for washing machine and radiator.

**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME - HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Westaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westaby Financial Services we will receive 30% of the fee which Westaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

**BUYING YOUR HOME**

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**

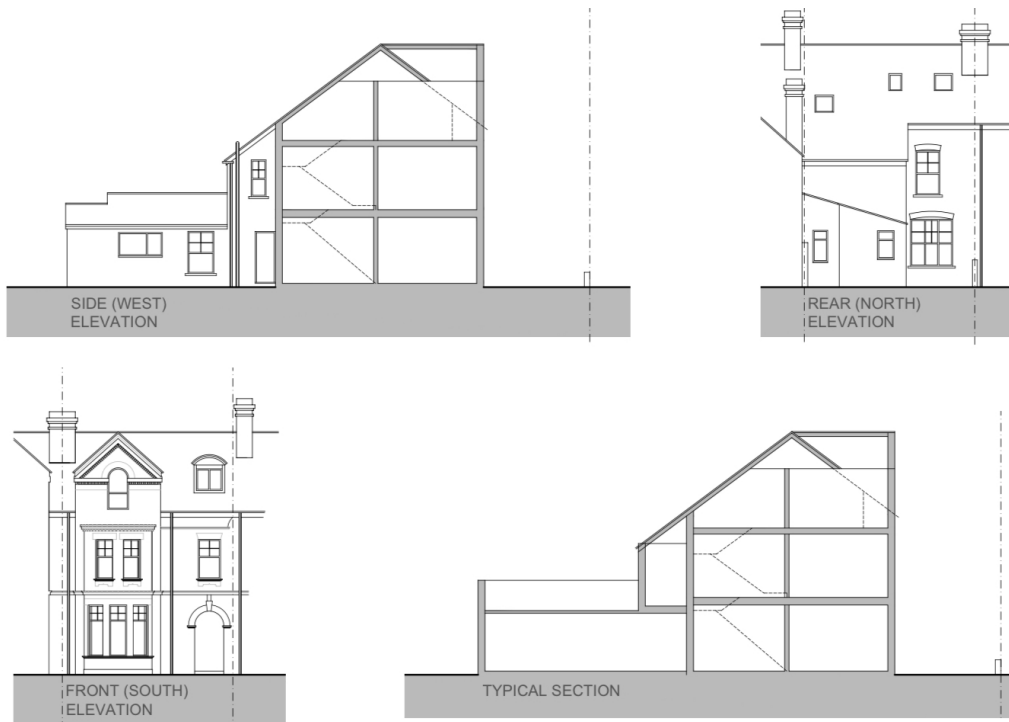
We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**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**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendor (if agreed) for whom they act as Agents plus



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

