



11, 12, 13a and 13b Spa Buildings

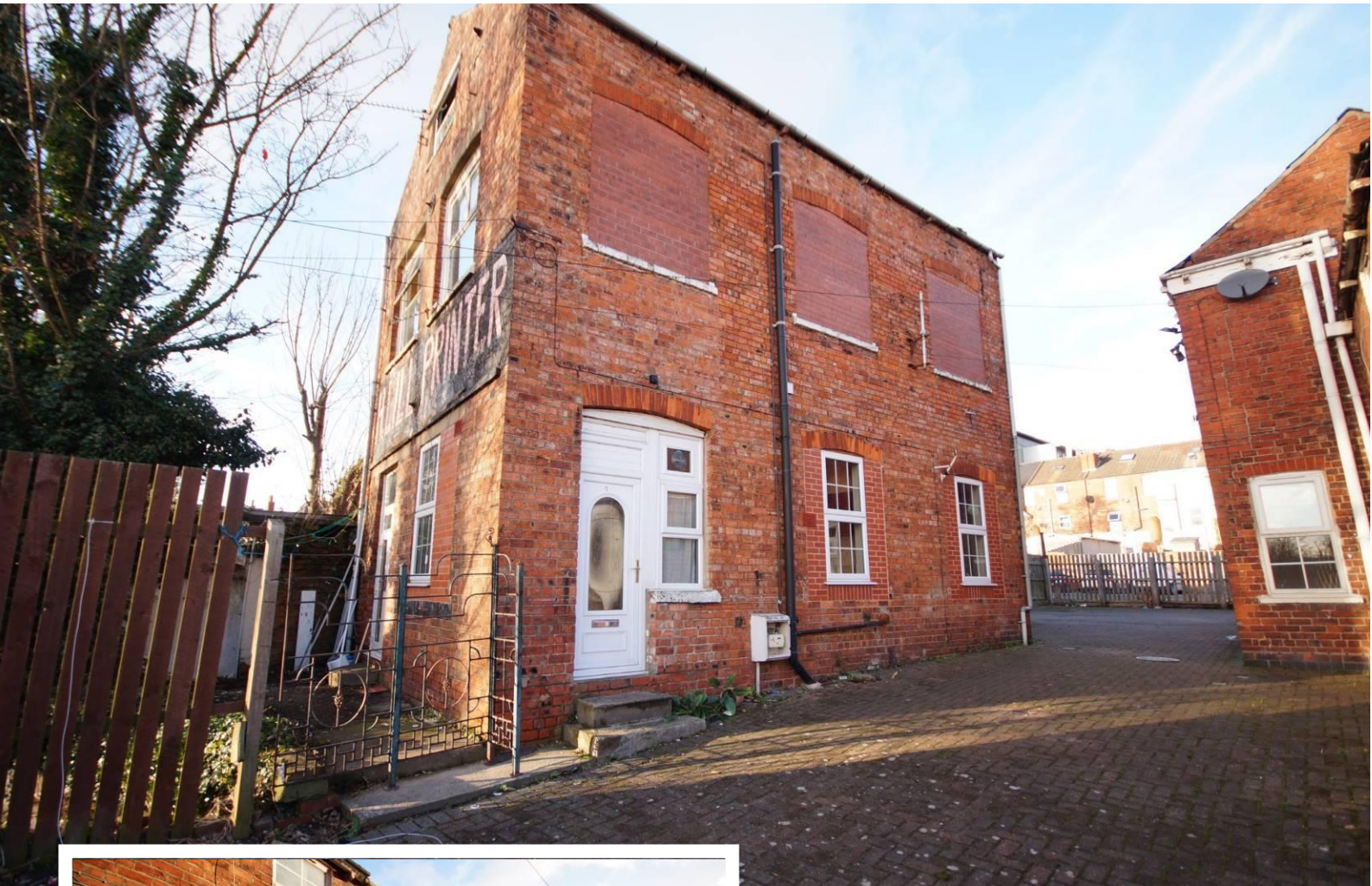
Lincoln, LN2 5AU

£325,000

INVESTMENT OPPORTUNITY - CURRENTLY LET! Positioned in this prime location in the Centre of Lincoln, just off Rosemary Lane. The properties consist of 4 separate dwellings, that are all currently Let out and generating an approx. income of £30,160 per annum. Outside there is a large parking area with space for several vehicles. Viewing is recommended.



11, 12, 13a and 13b Spa Buildings, Lincoln, LN2 5AU



SERVICES

All mains services available. Gas central heating.

EPC RATINGS; - 11 Spa Buildings - E

12 Spa Buildings - D

13a Spa Buildings - E

13B Spa Buildings - E

COUNCIL TAX BAND – A

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Monks Road, turn right onto Rosemary Lane and then turn left onto Spa Buildings where the properties are located at the far end.

LOCATION

Located just off Monks Road on Rosemary Lane, close to all local facilities and is within easy walking distance to the City Centre.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

Rental Information is available upon request.



11 SPA BUILDING

INNER HALLWAY - With entrance door to the front aspect, UPVC window to the side aspect, doors to bathroom and lounge and stairs to the first floor.

BATHROOM - With UPVC window to the front aspect, radiator and suite to comprise of bath with shower over, WC and wash hand basin.

LOUNGE - 17' 9" x 9' 9" (5.41m x 2.97m) , with UPVC double doors to the courtyard, radiator and door to kitchen.

KITCHEN - 9' 11" x 5' 10" (3.02m x 1.78m) , with UPVC window to the front aspect, fitted with base units and drawers with work surfaces over, spaces for cooker, fridge and washing machine and wall mounted units with complementary tiling below.

FIRST FLOOR LANDING - With doors to two bedrooms.

BEDROOM 1 - 17' 7" x 9' 11" (5.36m x 3.02m) , with double glazed window to the side aspect, radiator and wooden flooring.

BEDROOM 2 - 6' 7" x 17' 8" (2.01m x 5.38m) , with double glazed window to the rear aspect, radiator and wooden flooring.

12 SPA BUILDING

KITCHEN - 12' 5" x 10' 7" (3.78m x 3.23m) , with UPVC window and door to the front aspect, fitted with base units and drawers with work surfaces over, stainless steel sink unit and drainer with mixer tap above, spaces for cooker, fridge and washing machine, wall mounted units, door to the shower room, archway to the lounge, wall mounted gas central heating boiler and radiator.

SHOWER ROOM - 3' 2" x 10' 2" (0.97m x 3.1m) , with UPVC window to the front aspect, suite to comprise of shower, WC and wash hand basin and radiator.

LOUNGE - 19' 11" x 11' 7" (6.07m x 3.53m) , with UPVC window to the front aspect, wooden flooring, radiator, stairs to the first floor landing.

FIRST FLOOR LANDING - With doors to the bedrooms and shower room and a storage cupboard.

SHOWER ROOM - 8' 11" x 3' 4" (2.72m x 1.02m) , with tiled flooring, tiled walls, suite to comprise of shower, WC and wash hand basin and radiator.

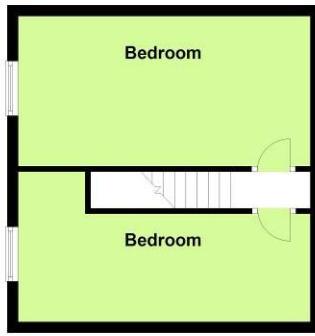
BEDROOM 1 - 10' 9" x 12' 6" (3.28m x 3.81m) , with UPVC window to the front aspect, radiator and wooden flooring.

BEDROOM 2 - 10' 0" x 11' 9" (3.05m x 3.58m) , with UPVC window to the front aspect, radiator and wooden flooring.

Ground Floor



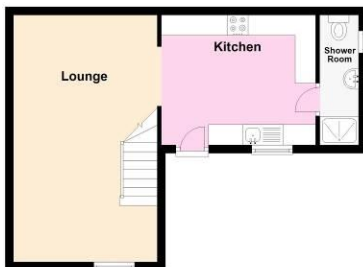
First Floor



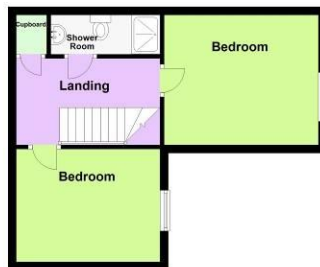
For illustration purposes only.
Plan produced using PlanUp.



Ground Floor



First Floor



For illustration purposes only.
Plan produced using PlanUp.



13A SPA BUILDINGS

Approx. 44.3 sq. metres (476.8 sq. feet)



13b SPA BUILDINGS

Approx. 40.6 sq. metres (437.1 sq. feet)



Total area: approx. 84.9 sq. metres (913.9 sq. feet)

For illustration purposes only.
Plan produced using PlanUp.



13A SPA BUILDING

KITCHEN - 11' 10" x 7' 2" (3.61m x 2.19m) , with UPVC door and window to the front aspect.

BATHROOM - 8' 1" x 7' 2" (2.47m x 2.19m) , with UPVC window to the rear aspect.

DINING AREA - 11' 11" x 11' 11" (3.65m x 3.65m) , with UPVC windows to the side and front aspects.

BEDROOM AREA - 11' 6" x 11' 11" (3.53m x 3.65m) , with UPVC windows to the front and side aspects.

13B SPA BUILDING

ENTRANCE - With door to the front aspect and stairs to the first floor.

BEDROOM - 12' 0" x 22' 4" (3.68m x 6.81m) , with window to the front aspect.

KITCHEN - 11' 11" x 12' 5" (3.65m x 3.81m) , with window to the front aspect.

UTILITY AREA - 4' 9" x 7' 1" (1.45m x 2.17m)

BATHROOM - 7' 1" x 7' 10" (2.16m x 2.40m) , with window to the front aspect.

OUTSIDE ALL PROPERTIES - The properties are approached via secure gates. There is tarmac allocated parking bays for five vehicles and access to further hardstanding where more parking is available. To the rear of number 11 there is a courtyard garden.

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

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 them we will receive a referral fee of up to £125.

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby 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 themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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