

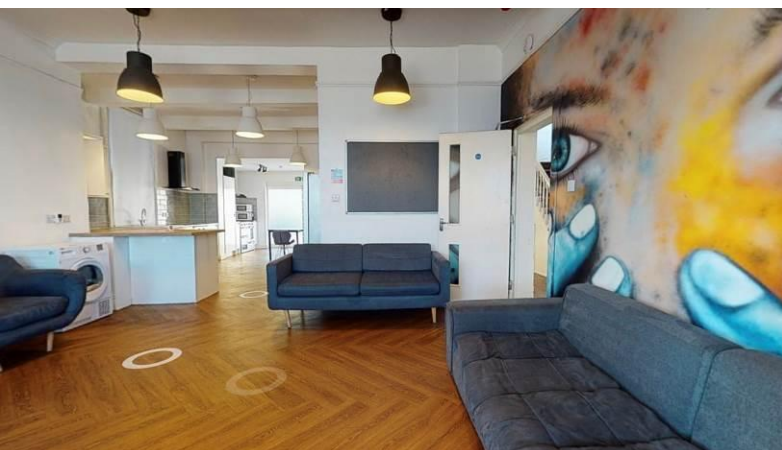


## Greestone Lodge, Lindum Road

Lincoln, LN2 1NR

**600,000**

**INVESTMENT OPPORTUNITY** - A fantastic opportunity to purchase this substantial 15 bedroomed Home of Multiple Occupancy located in this prime City Location, being close to Lincoln City Centre, Lincoln College and Lincoln University. The property currently has 14 of the 15 bedrooms let for the 2022/23 Academic Year at £100.00 per week per room, over 50 weeks with an £18.00 Utility Cap. Currently the property also has 10 of the 15 bedrooms let at £117.00 per week over 50 weeks for the 2023/24 Academic Year and the current Letting Agent is still advertising the property to let the remaining rooms. When all rooms are let, the property has an approximate gross income of £87,750 per annum, at £117.00 per week per room over 50 weeks. Internally the property has 15 Bedrooms, 4 Bathrooms and an impressive Open Plan Living, Kitchen and Dining Communal Area. Outside the property further benefits from gardens to the rear.





### **SERVICES**

All mains services available.

Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – F.**

**LOCAL AUTHORITY** - Lincoln City Council.

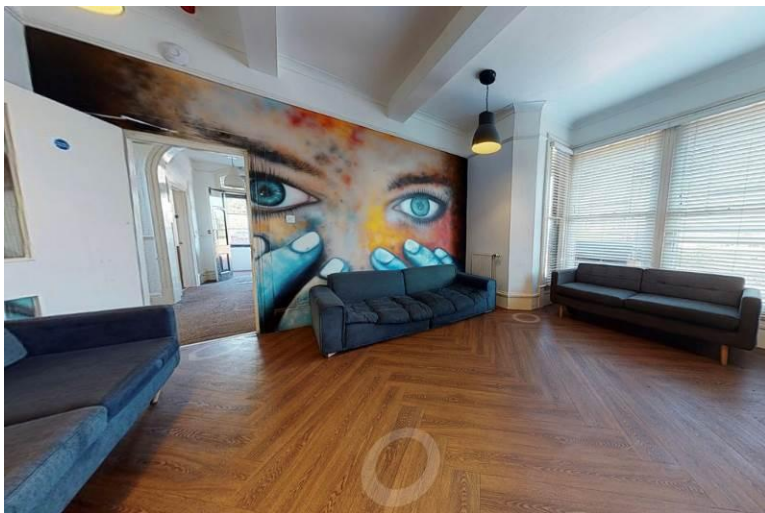
**TENURE** - Freehold.

### **VIEWINGS**

By prior appointment through Mundys.

### **DIRECTIONS**

Head North out of Lincoln up Lindum Road and the property can be located on the left 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.

## NOTE

Please ensure that all figures in relation to rental income are checked by Solicitor prior to the Exchange of Contracts.

The current Letting Agent is LiveWithUs Lincoln.



## 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 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.

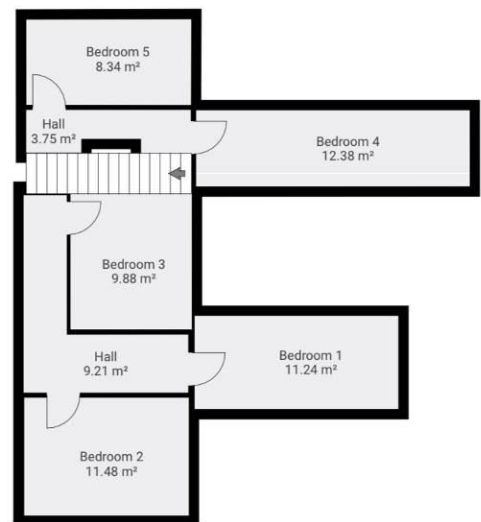
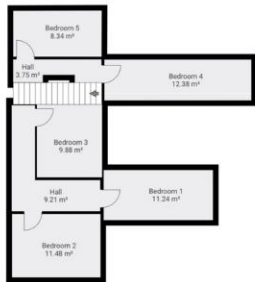
## GENERAL

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 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.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.



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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 are 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.

