

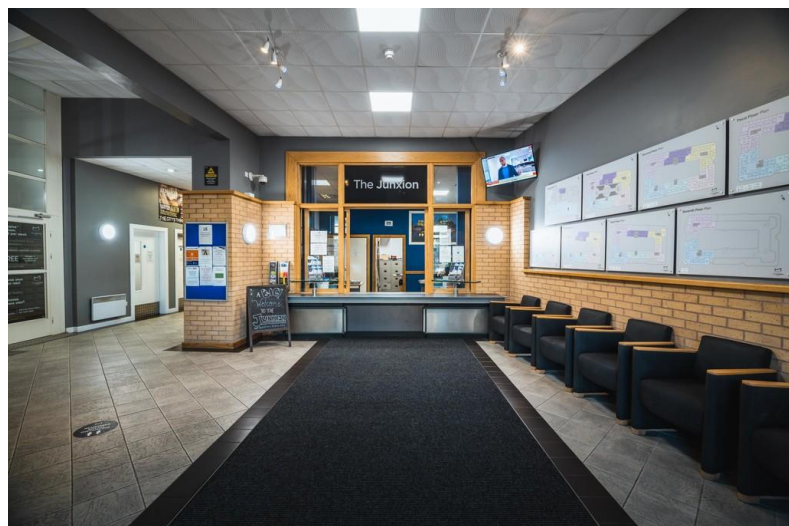


## Flat 621, The Junxion

Brayford Wharf East, Lincoln, LN5 7BG

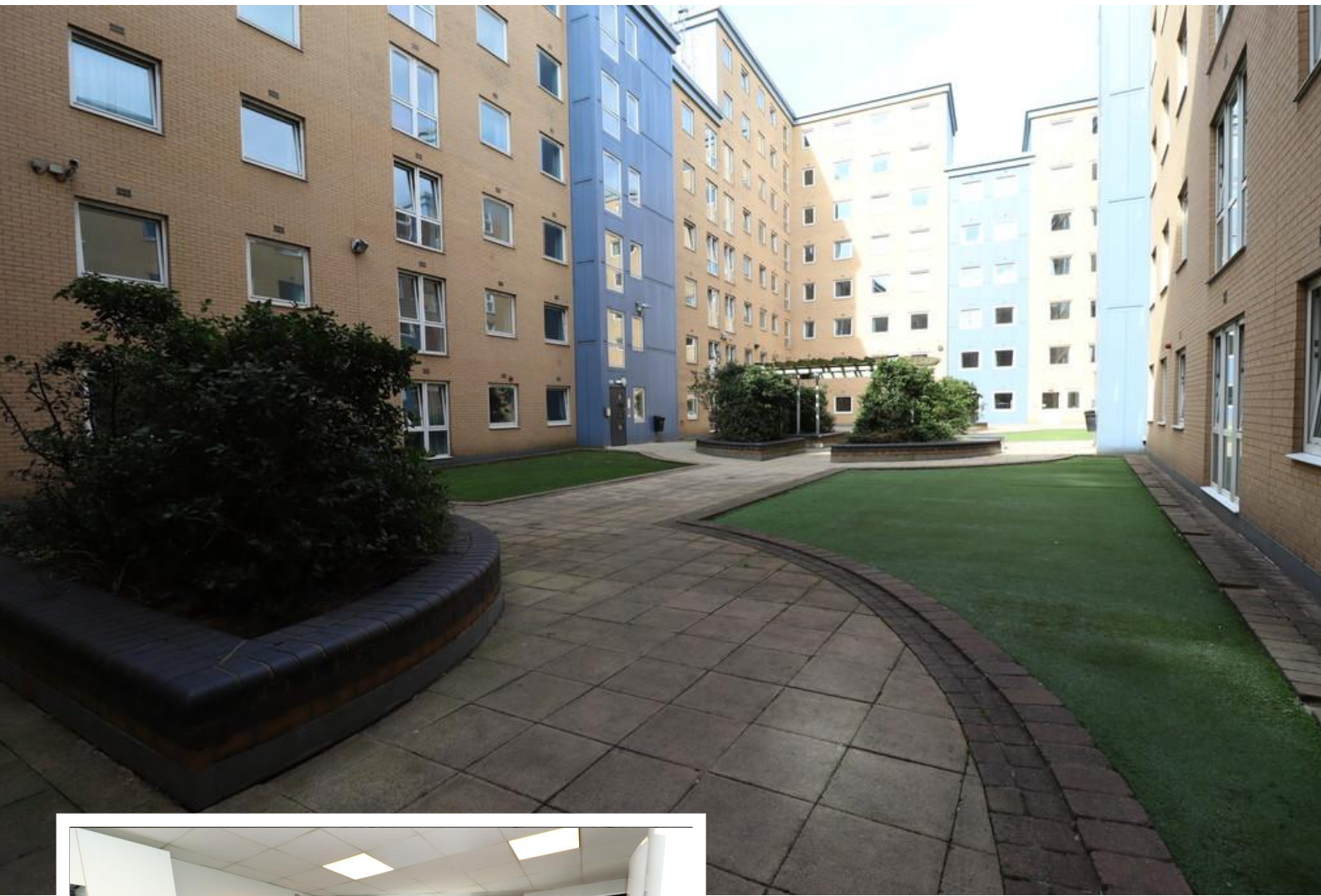
**£295,000**

INVESTMENT OPPORTUNITY - A six bedroom furnished fully managed student let in a modern apartment block. The apartment is on the sixth floor and has a communal Lounge/Kitchen/Diner and six En-Suite Bedrooms. Managed by a professional management company for all apartment owners including marketing, maintenance billing and full rent collection. The annual fee includes sink fund to refurbish the property each year. The apartment is let for 2023/2024 at £118 per room for 48 weeks, giving a gross income of £33,984 and a gross yield of 11.52% (all figures should be checked with the Vendor/Soliditor prior to Exchange of Contracts and completion of the sale).





## The Junxion, Brayford Wharf East, Lincoln, LN5 7BG



### SERVICES

All mains services available. Electric heating.

### EPC RATING – C

### COUNCIL TAX BAND – E

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Leasehold

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



### LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores. Nearby is the Brayford Marina with Odeon multiplex cinema and numerous bars and restaurants. The famous Steep Hill leads to the Uphill area of Lincoln and the prestigious Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University. Lincoln is also served by Lincoln Central Railway Station.





### WHAT'S INCLUDED

These rooms are part of a six bedroom apartment. Each room comes with a ¾ bed plus a large study desk and chair. The room has plenty of storage space including a wardrobe which has hanging space and shelving, a bedside table and a bookshelf. The kitchen comes with a dishwasher, cooker, microwave, two fridge freezers, leather sofas, TV, coffee table, breakfast bar with stools and plenty of cupboard space. It is a great space to hang out with friends and flatmates. Students also have access to a fantastic social space which has a pool table, snooker table and comfy seating where you can watch a movie or the latest Premier League or Champions League match on a 75" TV.

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

With intercom system and doors to all Bedrooms and the Communal Lounge/Kitchen.

#### COMMUNAL LOUNGE/KITCHEN

21' 9" x 13' 10" (6.64m x 4.22m), with double glazed window, laminate flooring, kitchen area with appliances including two fridge freezers, cooker and dishwasher, breakfast bar with stools, two leather sofas, TV, laminate flooring and electric radiator.

#### BEDROOM 1

17' 0" x 8' 3" (5.2m x 2.52m), with double glazed window, bed, desk, drawers, double wardrobe, TV point and electric radiator.



#### EN-SUITE SHOWER ROOM

With shower cubicle, close coupled WC and wall-mounted wash hand basin.

#### BEDROOM 2

17' 6" x 8' 4" (5.35m x 2.56m), with double glazed window, bed, desk, drawers, double wardrobe, TV point and electric radiator.



#### EN-SUITE SHOWER ROOM

With shower cubicle, close coupled WC and wall-mounted wash hand basin.

#### BEDROOM 3

17' 6" x 8' 5" (5.35m x 2.59m), with double glazed window, bed, desk, drawers, double wardrobe, TV point and electric radiator.

#### EN-SUITE SHOWER ROOM

With shower cubicle, close coupled WC and wall-mounted wash hand basin.

#### BEDROOM 4

18' 4" x 11' 0" (5.6m x 3.36m), with double glazed window, bed, desk, drawers, double wardrobe, TV point and electric radiator.

#### EN-SUITE SHOWER ROOM

With shower cubicle, close coupled WC and wall-mounted wash hand basin.





#### BEDROOM 5

17' 6" x 8' 4" (5.35m x 2.55 m), with double glazed window, bed, desk, drawers, double wardrobe, TV point and electric radiator.

#### EN-SUITE SHOWER ROOM

With shower cubicle, close coupled WC and wall-mounted wash hand basin.

#### BEDROOM 6

17' 6" x 8' 6" (5.35m x 2.6 m), with double glazed window, bed, desk, drawers, double wardrobe, TV point and electric radiator.

#### EN-SUITE SHOWER ROOM

With shower cubicle, close coupled WC and wall-mounted wash hand basin.

#### Second Floor Plan



#### LEASEHOLD INFORMATION

Length of Lease - TBC

Years Remaining on Lease - TBC

Annual Ground Rent - TBC

Ground Rent Reviewed - TBC

Annual Service Charge Amount - TBC

Service Charge Reviewed - TBC

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

#### WEBSITE

Our detailed website show 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 Gibson Gray 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.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### 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 your self on inspection, your own advisor or conveyancer, particularly on items stated herein a spot verified.

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29 – 30 Silver Street  
Lincoln  
LN2 1AS

[www.mundys.net](http://www.mundys.net)  
[residential@mundys.net](mailto:residential@mundys.net)  
01522 510044

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