



57 Richmond Road

Lincoln, LN1 1LH



Book a Viewing!

£350,000

An excellent opportunity to acquire a fully let student property in Lincoln's ever-popular West End, just a short walk from the University of Lincoln and the historic city centre. Generating £37,485 per annum for the 2024/25 academic year, the property delivers a strong gross yield of approximately 10.71%, making it a ready-made investment in a high-demand area. Internally, the accommodation is well arranged and includes an entrance hallway, fitted kitchen, communal lounge, utility room, ground floor shower room with WC and two downstairs lettable bedrooms. The first floor comprises a landing leading to four further lettable bedrooms and a shared bathroom, providing a total of six student bedrooms. Outside there is a low-maintenance rear courtyard, ideal for tenant use. The property benefits from all mains services including gas-fired central heating.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Lincoln City Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DESCRIPTION

An excellent opportunity to acquire a fully let student property in Lincoln's ever-popular West End, just a short walk from the University of Lincoln and the historic city centre. Generating £37,485 per annum for the 2024/25 academic year, the property delivers a strong gross yield of approximately 10.71%, making it a ready-made investment in a high-demand area.





The University of Lincoln continues to see year-on-year growth in student numbers and has established itself as one of the UK's leading modern universities, with a thriving campus located walking distance from the property. The nearby city centre offers a vibrant mix of shops, bars, restaurants, and cultural attractions, further enhancing the property's appeal to students.



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Outside there is a low-maintenance rear courtyard, ideal for tenant use. The property benefits from all mains services including gas-fired central heating.

With its prime location and strong rental history, this is an ideal purchase for any investor looking to enter or expand within Lincoln's student market.



HALL

BEDROOM 1 13' 5" x 13' 5" (4.09m x 4.09m)

BEDROOM 2 13' 1" x 11' 10" (3.99m x 3.61m)

KITCHEN 20' 8" x 11' 2" (6.3m x 3.4m)

UTILITY ROOM 11' 2" x 6' 11" (3.4m x 2.11m)

WC

SHOWER ROOM 8' 6" x 6' 11" (2.59m x 2.11m)

FIRST FLOOR LANDING

BEDROOM 3 12' 10" x 11' 2" (3.91m x 3.4m)

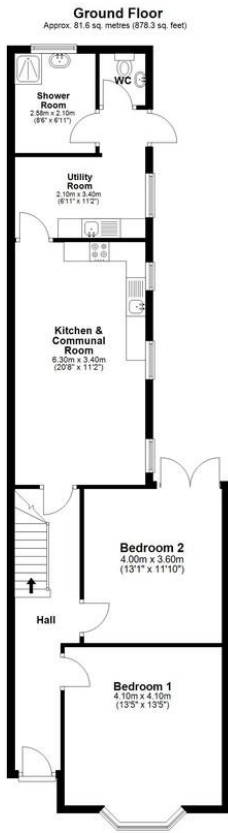
BEDROOM 4 12' 2" x 9' 8" (3.71m x 2.95m)

BEDROOM 5 13' 5" x 8' 6" (4.09m x 2.59m)

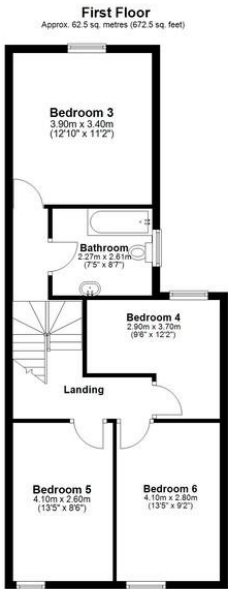
BEDROOM 6 13' 5" x 9' 2" (4.09m x 2.79m)

BATHROOM 8' 7" x 7' 5" (2.62m x 2.26m)





Total area: approx. 144.1 sq. metres (1550.7 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.
Mundys Estate Agents
Plan produced using PlanUp.



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, Dale & Co, Bird & Co and Gilson 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, J Walter and Calum Lyman 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.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then 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 these 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 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.

