



## 3 – 5 Alexandra Terrace

Lincoln, LN1 1JF



Book a Viewing!

**£260,000**

Attractive Student Investment Close to Lincoln University and City Centre - An appealing investment opportunity located in the heart of Lincoln, just a short walk from Lincoln University, the High Street and the historic Bailgate and Cathedral Quarter. The property is currently let for the 2024/25 academic year at £29,235 per annum, offering a strong gross yield of approximately 11.24%. Its central location ensures high demand from Students, being within easy walking distance of both the University Campus and a wide range of City Centre amenities, shops, restaurants and public transport links. Internally, the accommodation is well arranged and includes a Living Room, Kitchen, Lobby and two Bathrooms serving five lettable Bedrooms, providing comfortable and practical shared living spaces. Externally, there is a low maintenance rear courtyard and the property benefits from all mains services and gas fired central heating. This is a fantastic opportunity for investors seeking reliable income in one of Lincoln's most convenient and desirable student locations.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** — D.

**COUNCIL TAX BAND** — B.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Freehold.

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

#### **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

### LIVING ROOM

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

### KITCHEN

18' 7" x 10' 6" (5.66m x 3.2m)

### LOBBY

### BATHROOM

5' 10" x 5' 8" (1.78m x 1.73m)



### BEDROOM 1

10' 6" x 9' 6" (3.2m x 2.9m)

### FIRST FLOOR LANDING

### BEDROOM 2

10' 10" x 9' 7" (3.3m x 2.92m)

### BEDROOM 3

10' 10" x 10' 10" (3.3m x 3.3m)



### BEDROOM 4

11' 0" x 8' 3" (3.35m x 2.51m)

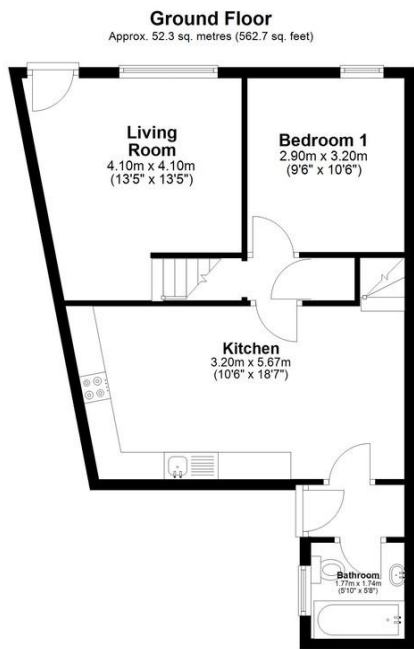
### BEDROOM 5

10' 6" x 10' 2" (3.2m x 3.1m)

### SHOWER ROOM







Total area: approx. 100.0 sq. metres (1076.4 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.

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**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 Callum 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.

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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.

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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:

- 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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