



## Bottom Flat & Top Flat, 20 Walmer Street

Lincoln, LN2 5NJ



Book a Viewing!

**£150,000**

### **Investment Opportunity – Fully Let Property Generating Approx. 9% Yield**

A ready-made investment opportunity situated on Walmer Street, just off Monks Road in Lincoln, within walking distance of the city centre, Lincoln College, the hospital and the Arboretum.

This mid-terraced property has been converted into two self-contained flats, both of which are currently let to long-term tenants on ongoing tenancies, generating a combined annual income of approximately £13,500 – offering an attractive yield of around 9%.

The ground floor flat benefits from its own private entrance, a kitchen, living/dining area, double bedroom, bathroom and direct access to a private rear garden. The first floor flat also has a private entrance, with stairs leading to a well-presented kitchen and living area, double bedroom and bathroom.

This is a strong addition to any buy-to-let portfolio with immediate income and established tenants in place.

## Walmer Street, Lincoln, LN2 5NJ

### SERVICES

All mains services available. Gas central heating.

### EPC RATING

Ground Floor Flat – D

First Floor Flat - C

### COUNCIL TAX BAND – A

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.

### GROUND FLOOR FLAT ACCOMMODATION

#### ENTRANCE

#### KITCHEN

7' 7" x 6' 9" (2.31m x 2.06m)

#### LOUNGE/DINER

12' 4" x 11' 6" (3.76m x 3.51m)

#### BEDROOM

11' 6" x 11' 6" (3.51m x 3.51m)

#### BATHROOM

6' 9" x 5' 3" (2.06m x 1.6m)

### FIRST FLOOR FLAT ACCOMMODATION

#### ENTRANCE

#### KITCHEN AND LIVING

14' 8" x 12' 7" (4.47m x 3.84m)

#### BEDROOM

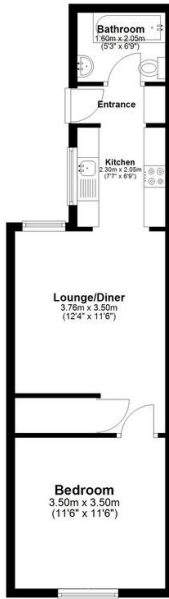
11' 6" x 11' 6" (3.51m x 3.51m)

#### BATHROOM

7' 8" x 6' 9" (2.34m x 2.06m)

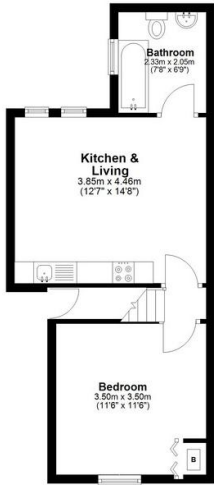
#### Ground Floor Flat

Approx. 39.4 sq. metres (423.6 sq. feet)



#### First Floor Flat

Approx. 37.7 sq. metres (405.6 sq. feet)



Total area: approx. 77.0 sq. metres (829.1 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](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/SPECIALLY TRAINED VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – HOW 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. Water 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 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 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 whatsoever 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.

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