

Buy. Sell. Rent. Let.



Wesleyan Court, Lincoln



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When it comes to
property it must be


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£199,950



Exceptional four-bedroom duplex apartment in Lincoln city centre with full HMO STATUS GRANTED! Proven rental history generating £23,200 p.a. gross income. Stylish open plan living with balconies, FOUR DOUBLE BEDROOMS, THREE BATHROOMS and secure parking. A prime, ready-to-go investment in a prime city centre location.

Key Features

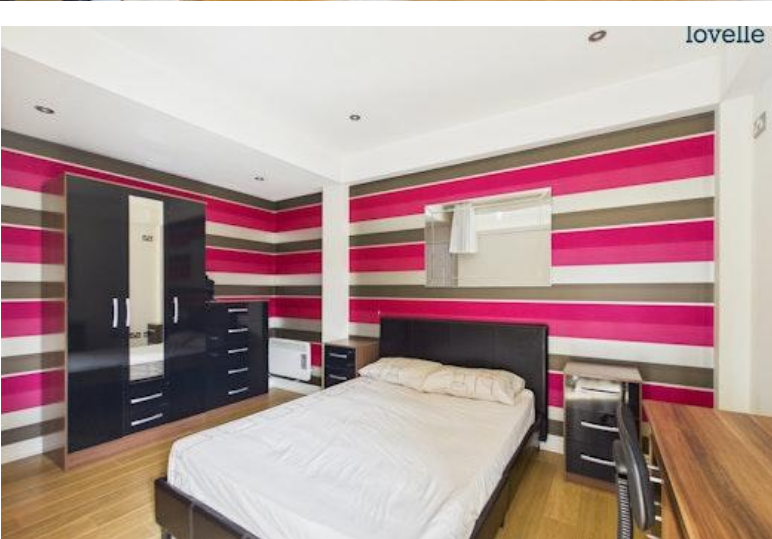
- Spacious four-bedroom duplex apartment
- Prime city centre location, close to university
- Modern open plan kitchen/living/dining area
- Three private balconies
- 4 Double Bedrooms
- Previously generating £23,200 per annum
- EPC rating C
- Tenure: Leasehold



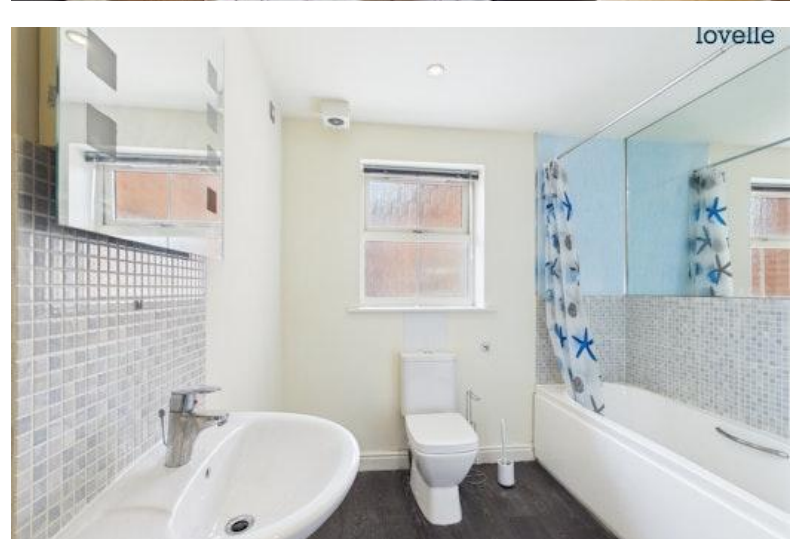
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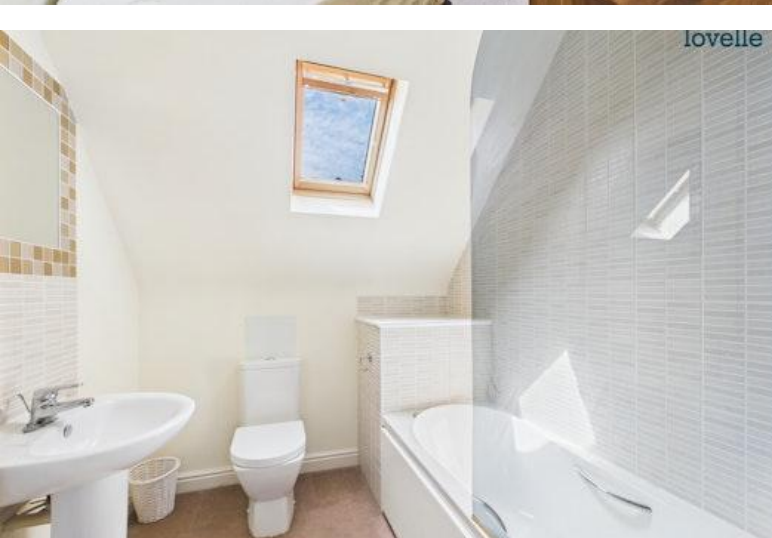
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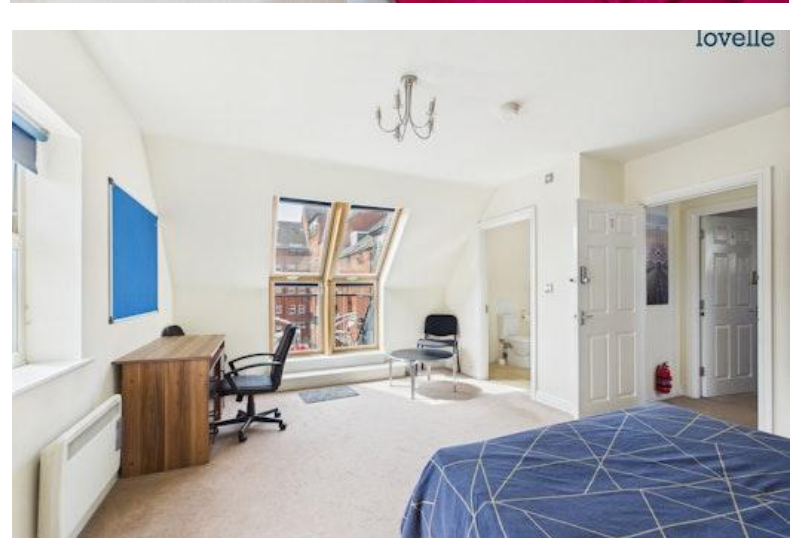
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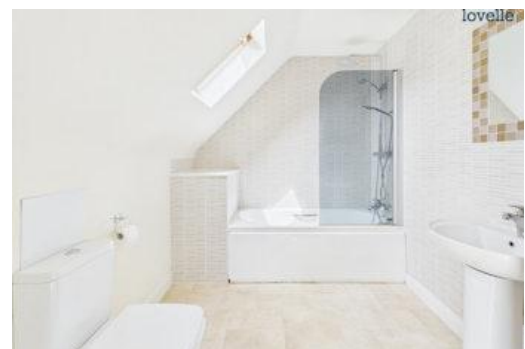
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Modern Four-Bedroom Duplex Apartment with Investment Potential

Located in the vibrant heart of Lincoln city centre, this modern four double bedroom duplex apartment combines generous living space with excellent investment credentials. Arranged over two floors and extending to almost 1,200 sq ft, the property is well presented throughout and features a contemporary open-plan kitchen and living area, 3 bathrooms, 4 double bedrooms and the added benefit of private balconies.

The apartment holds HMO status and has previously been rented to students, producing a strong annual gross income of £23,200. For investors, this offers a ready-made opportunity in a prime rental location, while for professionals or families the property provides stylish and flexible city living within walking distance of the University, shops, restaurants and transport connections.

Further advantages include an allocated parking space, secure entry system and modern electric heating. The property is leasehold, with 106 years remaining of a 125-year term, and an annual service charge of £2,171. Altogether, this is a rare chance to secure a spacious and adaptable apartment in one of Lincoln's most convenient locations.

Hallway

1.09m x 4.31m (3'7" x 14'1")

Welcoming and neutrally decorated entrance hall providing access to the main living areas, ground floor bedrooms, and bathroom. Offers a sense of space and flow with quality carpet flooring.

Kitchen living area

3.99m x 6.3m (13'1" x 20'8")

The property offers a spacious open-plan kitchen and living area, perfectly suited to shared living. The kitchen is well equipped with a range of modern units, ample worktop space and appliances, including laundry facilities, making it ideal for multiple occupants. A central dining area provides space for meals and socialising, while the adjoining living area offers a comfortable communal space, finished with wood-effect flooring, neutral décor and access to a private balcony. Designed with practicality and ease of maintenance in mind, this space is ideal for both investors and tenants.

Bedroom 1

5.45m x 4.2m (17'11" x 13'10")

A large, light-filled double bedroom featuring; A private en-suite bathroom with contemporary fittings, neutral décor and quality flooring and is ideal as a principal suite or master bedroom

Bedroom 2

3.11m x 3.42m (10'2" x 11'2")

Another generous double bedroom with its own en-suite bathroom, perfect for guests, sharers, or older children needing their own space.

Balcony 1

4.11m x 0.93m (13'6" x 3'1")

Private balcony accessed from the main living space offer outdoor seating areas and city views

Balcony 2

1.26m x 2.8m (4'1" x 9'2")

Private balcony accessed from the main living space and bedroom three offer outdoor seating areas and city views

Balcony 3

1.22m x 1.64m (4'0" x 5'4")

Private balcony accessed from the master bedroom, offering outdoor seating and city views.

Landing

1.56m x 0.87m (5'1" x 2'11")

Bedroom 3

2.8m x 4.23m (9'2" x 13'11")

Another spacious double bedroom, similarly finished, with flexibility for various uses.

Bedroom 4

3.12m x 2.45m (10'2" x 8'0")

A well-proportioned double bedroom with neutral décor, wood flooring and access to the balcony. Ideal as a guest room, office, or additional sleeping space.

En-Suite 1

3.03m x 2.43m (9'11" x 8'0")

A private en-suite bathroom with contemporary fittings

En-Suite 2

2.24m x 2.93m (7'4" x 9'7")

Another private en-suite bathroom

Family Bathroom

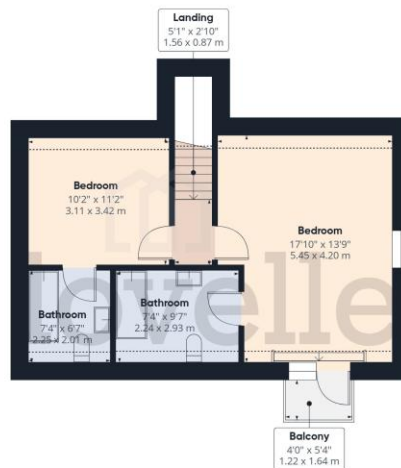
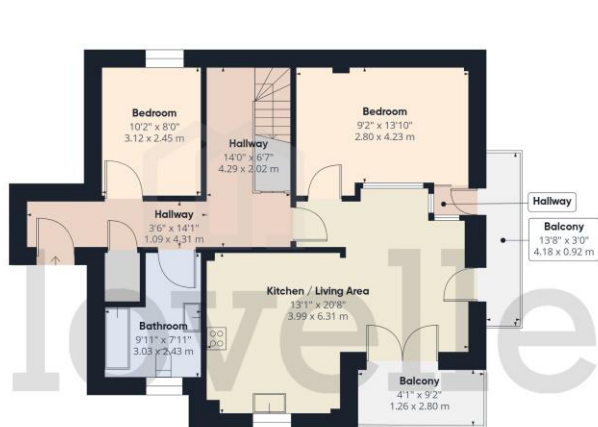
2.25m x 2.01m (7'5" x 6'7")

Modern and fully tiled, this bathroom serves the ground floor bedrooms. It includes a contemporary white suite with a bath, overhead shower, vanity unit, and WC.

Leasehold Information

The property is leasehold, held on a 125-year term from new, with approximately 106 years remaining. An annual service charge of £2,171 is payable, which contributes towards the maintenance of communal areas, buildings insurance and the upkeep of the development.





Approximate total area[®]

1193 ft²
110.9 m²

Balconies and terraces
100 ft²
9.2 m²

Reduced headroom
45 ft²
4.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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