



## The Sidings Mount Street, Grantham, NG31 6PF

Introducing The Sidings!

We're thrilled to offer this exceptional opportunity through SellMyHome: a meticulously maintained portfolio comprising five separate blocks, each boasting four self-contained flats constructed in 2019.

This impressive portfolio comprises a total of 20 units, featuring 10 one-bedroom flats and an additional 10 two-bedroom flats, all complemented by convenient off-road parking spaces.

Currently fully tenanted through RentMyHome, this portfolio generates an estimated annual rental income of approximately £160,000+, offering a lucrative investment prospect.

Moreover, with the potential for an additional 5 detached units along the northern border, pending planning permission, there's room for further expansion. Situated within close proximity to amenities including Asda Superstore and Lidl, The Sidings offers convenience and accessibility.

**Guide Price £2,000,000**

# The Sidings Mount Street

, Grantham, NG31 6PF



- Investment Opportunity
- Double Glazing & Gas Central Heating
- Potential For Further 5 Units (STPP)
- 20 Flats: 10 One Bedroom & 10 Two Bedroom Flats
- Highly Sought After Location
- Chain Free
- Off Road Parking
- Built In 2019



**Directions**





# Floor Plan



Blocks 1,3 and 5 Ground Floor Plan



Blocks 1, 3 and 5 First Floor Plan



North West Elevation



South West Elevation



South East Elevation



North East Elevation

**FINISHES SCHEDULE 1-10**

- ROOF - HANLEY - 100% WOODEN GABLE ENDWORKING ROOF TRUSS & CONCRETE ROOF WITH COLOR WOOD & SIP TRAYS
- WALLS - FINISHED 100% BRICK
- SKYLINE - BLACK COLOR GULLY FROM UPVC THROUGHOUT
- FACED & SPOFFS - 100% UPVC
- WINDOWS - WHITE COLOR PVC-U FRAMES WITH DOUBLE GLAZING
- DOORS - FINISHED 100% WOOD IN WHITE FINISHED UPVC FRAMES



Proposed Block/Landscaping Plan

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project drawing  
 Residential development Blocks 1,3 and 5 plans and elevations  
 Land at Mount Street Grantham Block and landscaping plan.

date : June 2016 scale : 1:500 and 1:200 @ A1  
 drawn by : pj drawing number : 1538/002 rev.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	