



# the agent



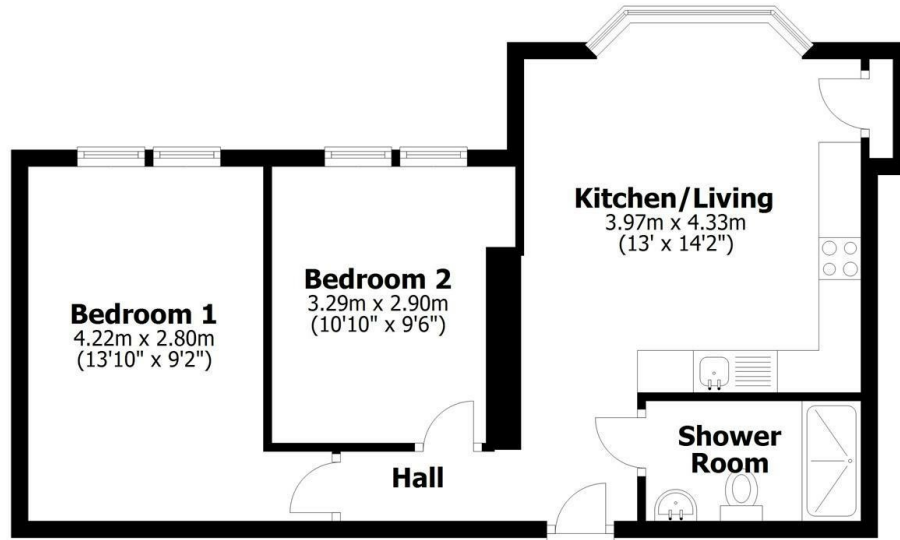
## 68-70 Greetwell Close, Lincoln, LN2 4BA

Asking Price £1,950,000

- Investment Opportunity
- Newly developed throughout
- All Flats EPC Rating C
- No onward Chain
- 11 x Fully Let Flats
- Allocated parking
- Close to Hospital and Uphill Lincoln
- Total gross rental income approx £124k
- Separate services for each flat
- 9 x 2 Beds and 2 x 1 Bed Flats

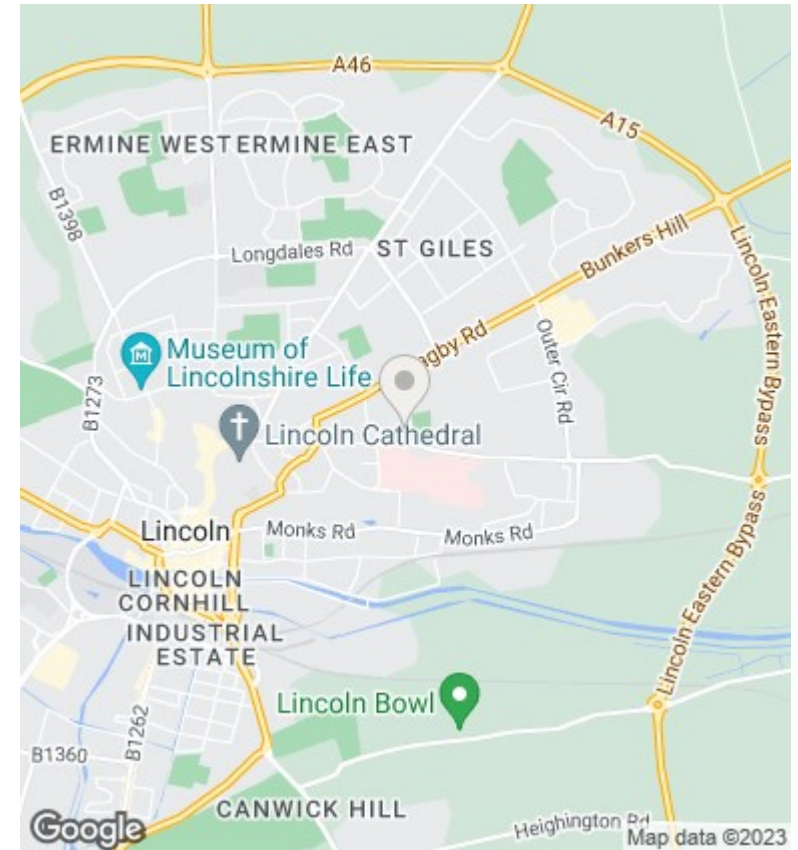
### Ground Floor

Approx. 48.4 sq. metres (521.3 sq. feet)



Total area: approx. 48.4 sq. metres (521.3 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.  
Plan produced using PlanUp.



### Directions

### Viewings

Viewings by arrangement only. Call 03330904071 to make an appointment.

### Council Tax Band

### EPC Rating:

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