



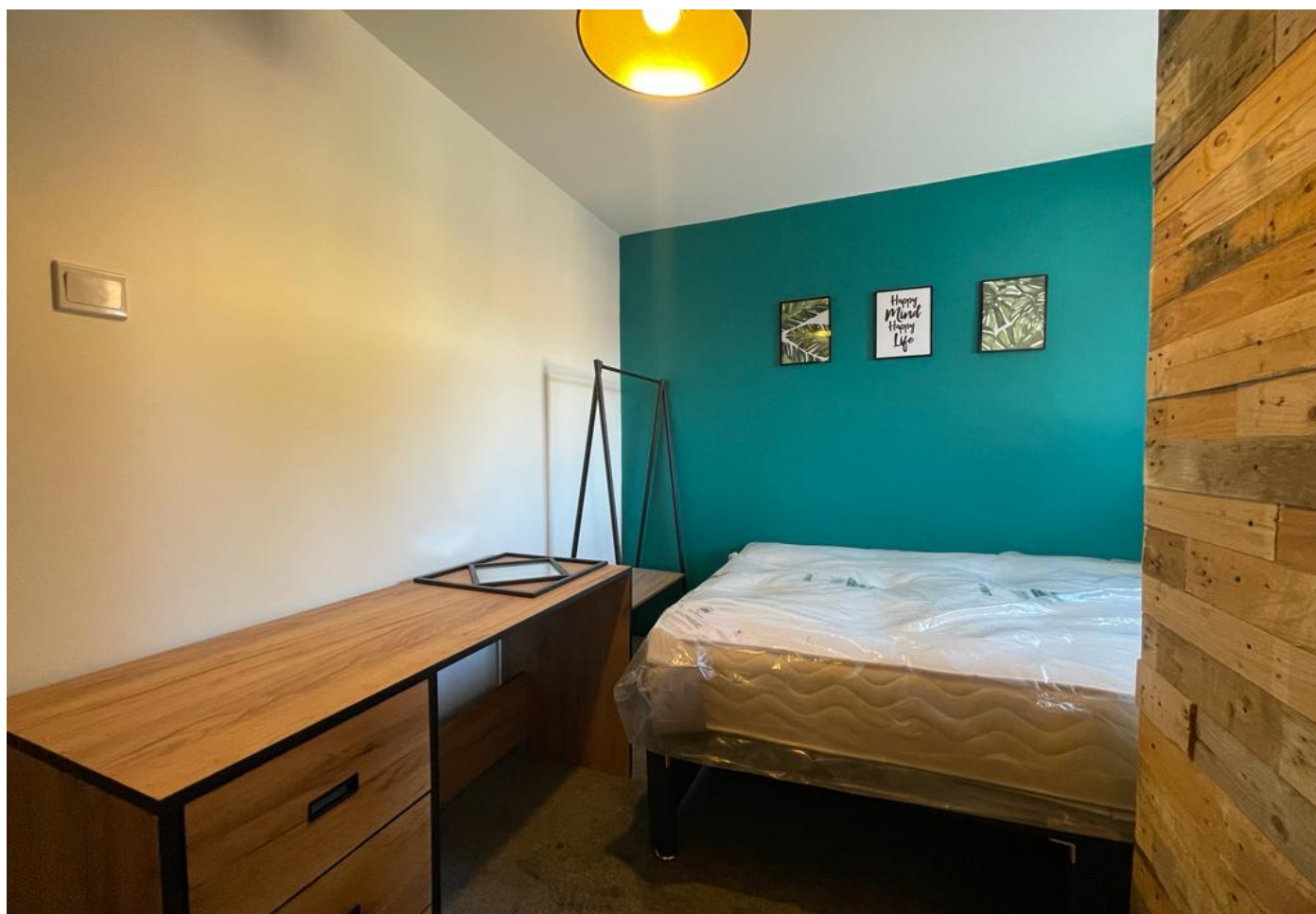
- Excellent Investment Property
- Close To Lincoln University
- 2 Bedrooms, 2 En-Suites
- 18'7" Living Area
- Revenue Of £13,515 Per Annum
- Impressive 10.4% Gross Return
- Let Until July 2024
- Off Street Parking

Lindsey Court, Alfred Street, LN5 7PZ,  
£130,000





**ATTENTION INVESTORS!! 9.75% GROSS YIELD!!** Located within easy walking distance of The University of Lincoln is this investment property on Lindsey Court, generating a healthy £13,515 per annum which equates to an impressive gross return of 10.4%. The property has been well modernised, with an excellent rental track record and has accommodation which briefly comprises 18'7 open plan living area with breakfast bar, and two bedrooms which both have modern ensuite shower rooms. The property also has the benefit of off street parking. Call today to arrange arrange a viewing. Council tax band: A. Freehold.



### Open Plan Living Area

Having uPVC front entrance door, kitchen area with a range of matching wall and base units, breakfast bar, single drainer sink unit with mixer taps over and tiled splash backs, built-in oven, hob and cooker hood, space for fridge and freezer, plumbing for washing machine, 2 radiators, stairs rising to first floor and understairs storage cupboard.

### Bedroom 1

8' 10" min x 8' 4" (2.69m x 2.54m)

Having radiator.

### En-Suite

Having 3 piece suite comprising tiled shower cubicle with electric shower appliance, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring and heated towel rail.

### Bedroom 2

9' 10" max x 8' 8" max (2.99m x 2.64m)

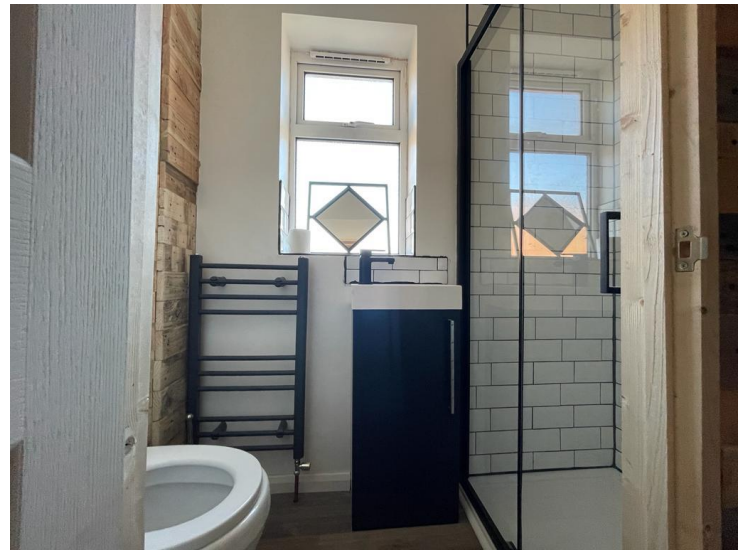
Having contemporary style vertical radiator and access to loft.

### En-Suite

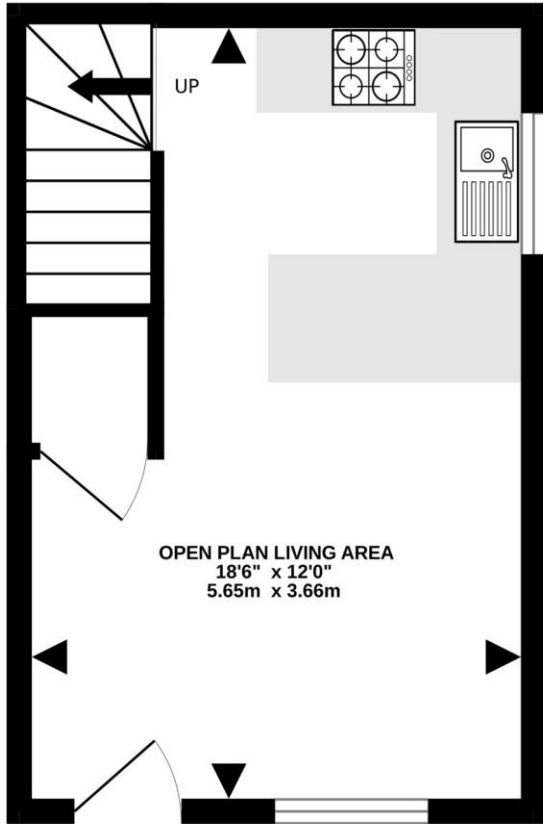
Having 3 piece suite comprising tiled shower cubicle with electric shower appliance, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring and heated towel rail.

### Outside

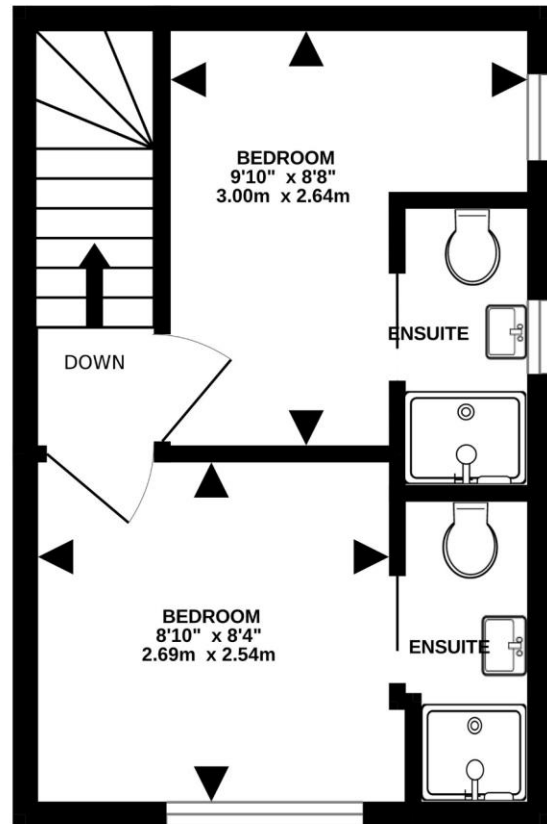
The property has a parking space.



GROUND FLOOR  
222 sq.ft. (20.7 sq.m.) approx.



1ST FLOOR  
222 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

34 Silver Street, Lincoln, Lincolnshire, LN2 1EH  
T: 01522 845845  
E: [lincoln@starkeyandbrown.co.uk](mailto:lincoln@starkeyandbrown.co.uk)



[www.starkeyandbrown.co.uk](http://www.starkeyandbrown.co.uk)



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE