



- Excellent Investment Property
- Close To Lincoln University
- 2 Bedrooms, 2 En-Suites
- 18'7" Living Area
- Revenue Of £14,400 Per Annum
- Impressive 11.52% Gross Return
- Let Until July 2024
- Off Street Parking

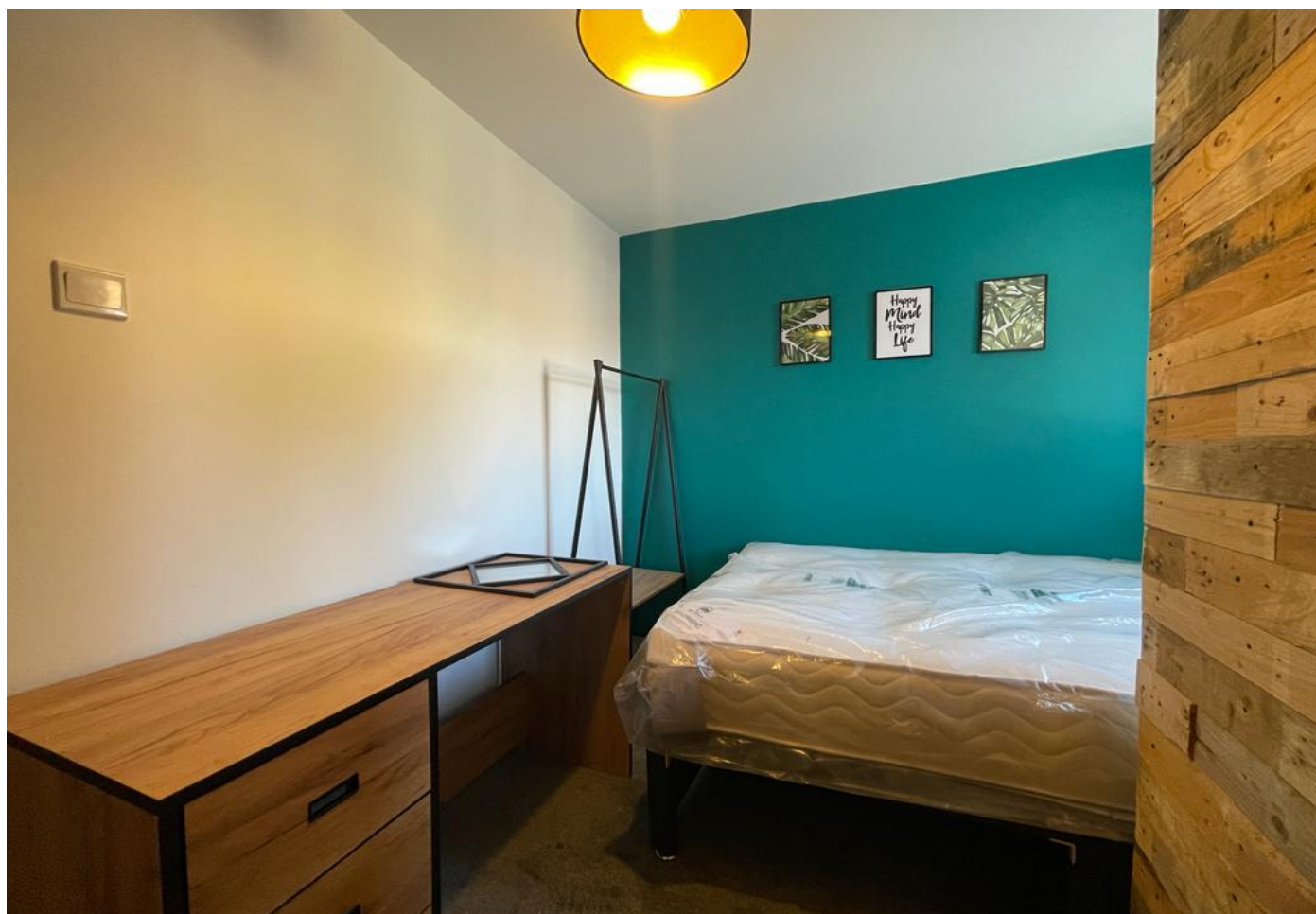
Lindsey Court, Alfred Street, LN5 7PZ,
£125,000





ATTENTION INVESTORS!! 11.52% GROSS YIELD!! LET UNTIL SUMMER 2025.

Located within easy walking distance of The University of Lincoln is this investment property on Lindsey Court, generating a healthy £14,400 per annum which equates to an impressive gross return of 11.08%. 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 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)

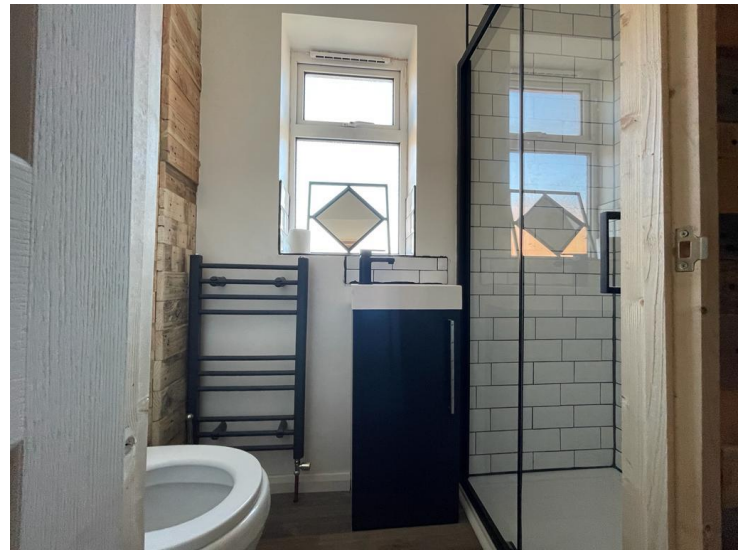
Having contemporary style vertical radiator and access to loft.

En-Suite

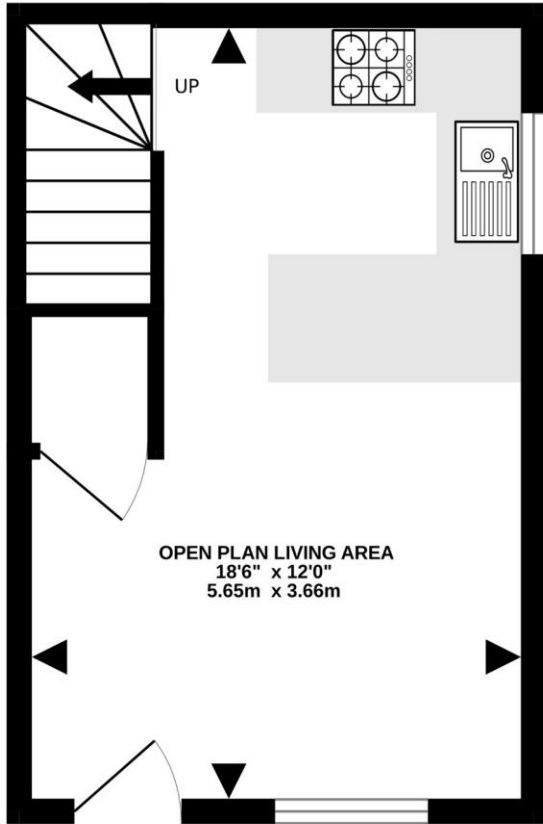
Having 3 piece suite comprising tiled shower cubicle with electric shower appliance, wash hand basin set in vanity unit, low level WC, wood effect vinyl flooring and heated towel rail.

Outside

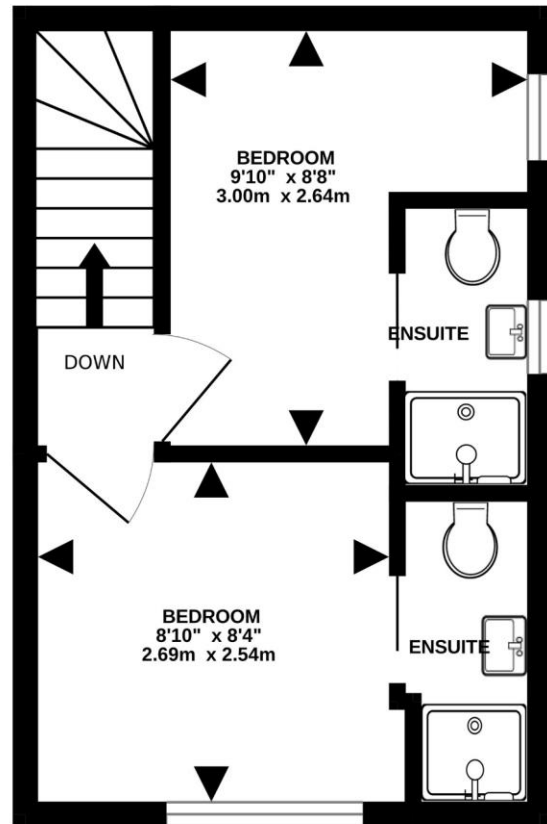
The property has a parking space.



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.
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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.

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