



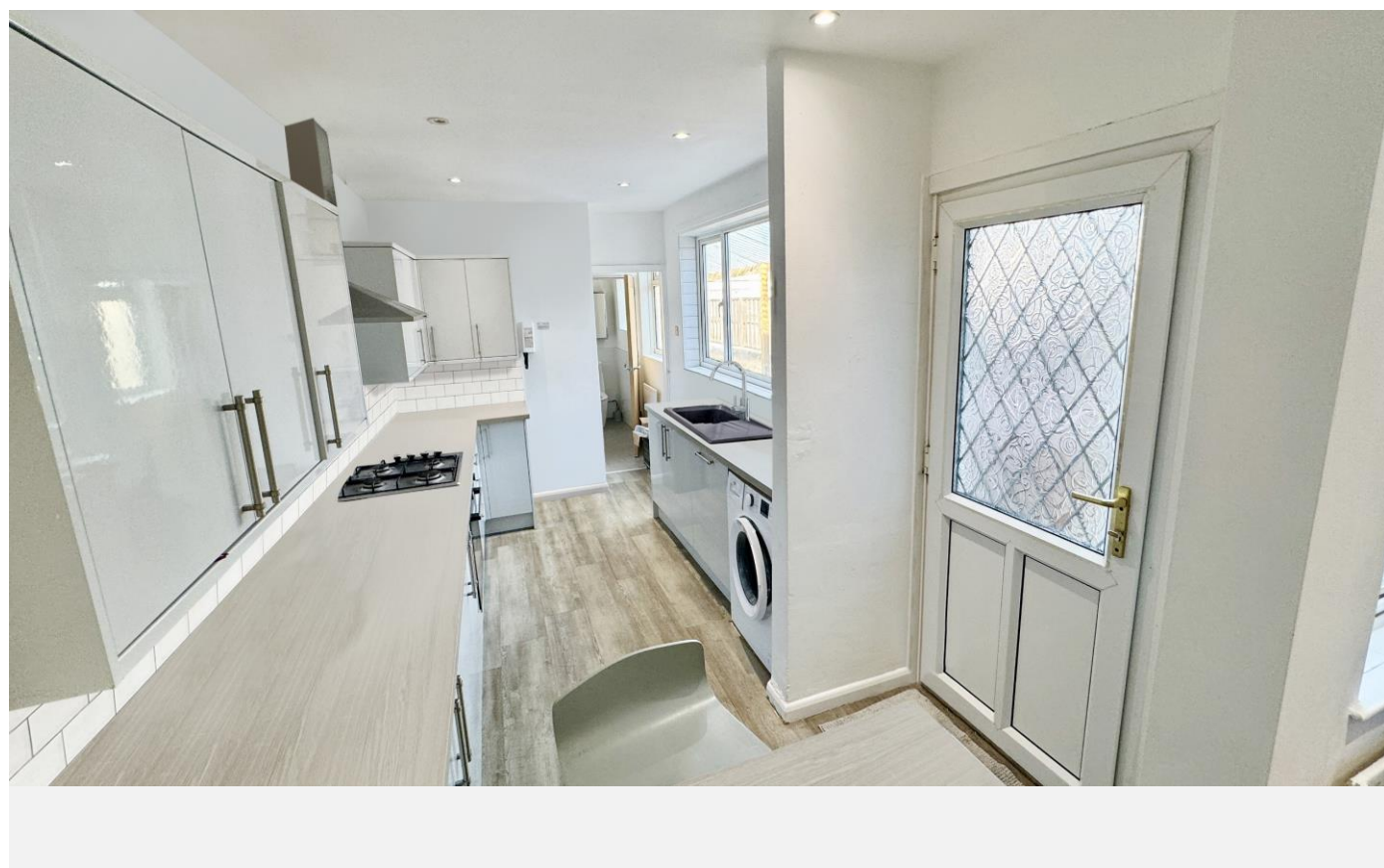
- 6 Bed HMO/ 10.1% Gross Yield
- Fully Let From 2024-2025
- Rental Income Of £27,840
- 48 Week Contract
- Prime West End Location
- Proven Track Record
- Completely Licensed
- Regular Refurbishments

Charles Street West, West End, LN1 1QP,
Offers In Region Of £250,000



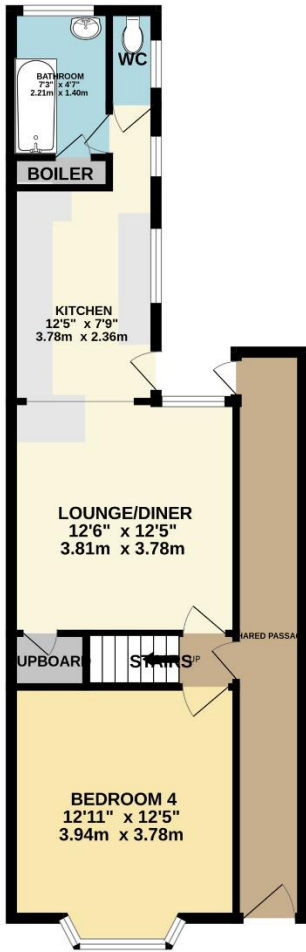


Fully let 6 bed HMO property situated in a prime West End position. Having a 48 week contract for the full 24/25 University year, the property achieves an annual income of £27,840 and represents a gross yield of 10.1% at asking price. Having 6 bedrooms rented out, the property has an excellent proven track record of historical tenancies. The property comes with a HMO license and C4 approval, complying with the Article 4 planning conditions. Over the years, the current landlord has had a continued program of refurbishments and upgrades to offer a superb standard of living accommodation to potential tenants. The home boasts 6 bedrooms with 3 bathrooms. These include x2 'annexe rooms' which share a Jack & Jill shower room. For further information and viewing requests, please contact Starkey&Brown. Council tax band: A. Freehold.

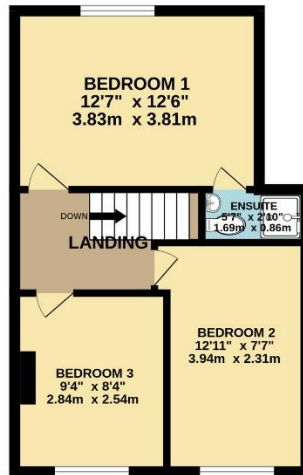




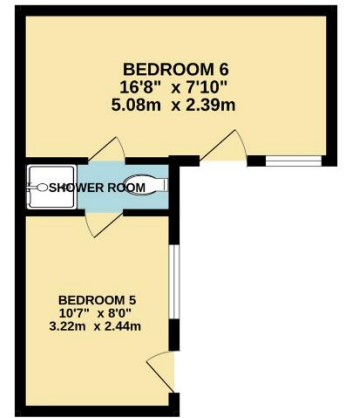
GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 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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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.

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