



- 6 Bedrooms
- 6 En-Suite Shower Rooms
- Communal Lounge/Kitchen/Diner
- Prime Student Location

- Generating £37,440 Per Annum (2024/25)
- 100% Occupancy Record & 100% Rent Guaranteed
- Immediate 'Exchange Of Contracts' Available
- Being Sold Via 'Secure Sale'

Brayford Wharf East, Lincoln, LN5 7BG,  
Auction Guide Price £310,000



**STARKEY  
& BROWN**  
YOUR LOCAL PROPERTY PEOPLE

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £310,000 This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Located in The Junxion, just a minute's walk from the University of Lincoln and Students' Union, this fully let six-bedroom en-suite apartment offers a high-yield, hands-off investment in one of the city's most popular student developments. The apartment features a secure communal entrance hall, leading to six fully furnished bedrooms, each with a  $\frac{3}{4}$  bed, study area, storage, TV point, electric radiator, and private en-suite shower room. The spacious communal lounge/kitchen/diner includes a modern kitchen with appliances, breakfast bar, leather sofas, TV, and electric radiator. Tenants also enjoy access to shared on-site amenities such as games rooms and TV lounges. Currently generating £37,440 per annum (2024/25), the property is fully managed by Mezzino, who handle all rent collection, maintenance, tenant liaison, and bills. Rent is paid to the owner three times a year and is guaranteed, even in cases of vacancy or non-payment.

#### **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as The Auctioneers. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.





### Lease Details

There is a 200 year lease from 1 January 2004. The ground rent is £1 per annum (if demanded). The most recent service charge for 2024/2025 is £16,961.31 which comprehensively covers all outgoings, including maintenance and any necessary works on the apartments. This makes it an excellent hands-off investment opportunity. For further details, please contact the agent.





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