

HUNTERS[®]

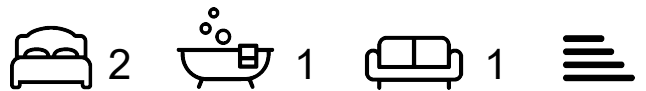
HERE TO GET *you* THERE



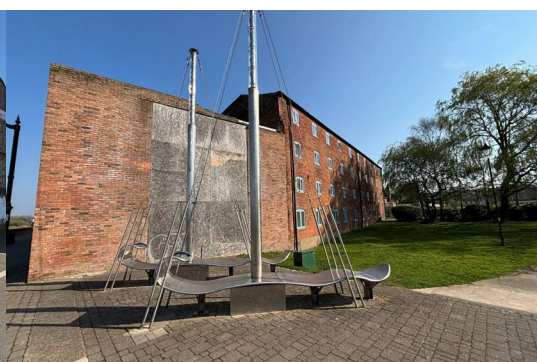
Sandars Maltings Bridge Street

Gainsborough, DN21 1JA

£69,995



BUY TO LET INVESTMENT OPPORTUNITY within Sandars Maltings two bed apartments from £69,950. Sandars Maltings is a conversion located on the banks of the River Trent within the vibrant market town of Gainsborough which is well serviced with local amenities including Marshalls Yard retail complex, eateries and leisure facilities and highly regarded School. CONTACT THE OFFICE TO EXPRESS AN INTEREST ON 01427 616118.



DESCRIPTION

Sandars Maltings is a development of 48 apartments located directly on the River Trent in the popular market town of Gainsborough with amenities including eateries, leisure facilities, schools, Marshalls Yard retail complex and road and rail links to the surrounding areas. The building is tenanted and all but 2 units are occupied with proven tenant demand making Sandars Maltings a turnkey and hassle-free investment offering a net yield of up to 7.2% net with long-term lets and up to 10% for short-term lets which are permitted on this development.

The development offers apartments starting from only £59,995 and is a rare opportunity to invest in a project offering exceptional value for money.

Furthermore, prices in Gainsborough have been rising steadily over the past 5 years, having increased by 22.92%, which is above the national average

TENURE - Leasehold

250 year lease from 2004. Ground Rent - Nil. Service Charge £1,630 p.a.

AGENTS NOTE

Payment Plan - £2,000 reservation fee

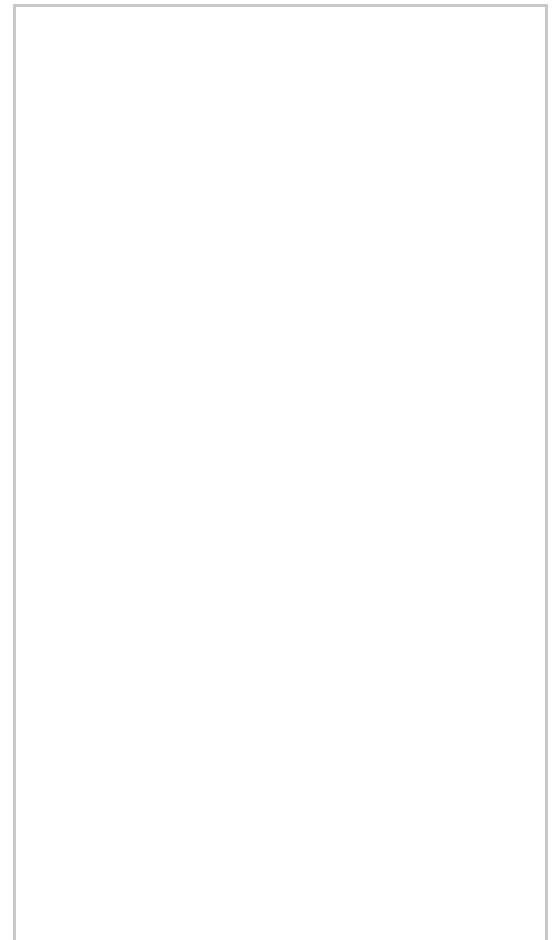
20% on exchange (minus reservation fee)

80% balance on handover

Area Map



Floor Plans



Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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