



Portland Street, Lincoln



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£1,200,000

- Investment Opportunity
- Nine Self-Contained Apartments
- Benefiting from of One & Two Bedrooms
- Gross Income £112,455 PA
- City Centre Location
- Student Accommodation
- Freehold
- EPC Grade C*



IDEAL INVESTMENT OPPORTUNITY!! Located on Portland Street, Lincoln, this development comprises a block of nine self-contained Student Apartments (Fully Let for this academic year of 2024/2025). Each apartment is individually designed and made up of five two bedroom apartments and four one bedroom apartments. Each apartment is accessed via a communal entrance and staircase. The apartments have been extensively refurbished throughout. The property achieves and delivers an annual gross income of £112,455.

Ideally positioned to the south end of Lincoln City Centre, benefiting from easy access to the University and transport links, and within walking distance to Lincoln Central Rail Station. The property also benefits from high-speed broadband, strong mobile network coverage across all providers, upvc double glazing and gas central heating.

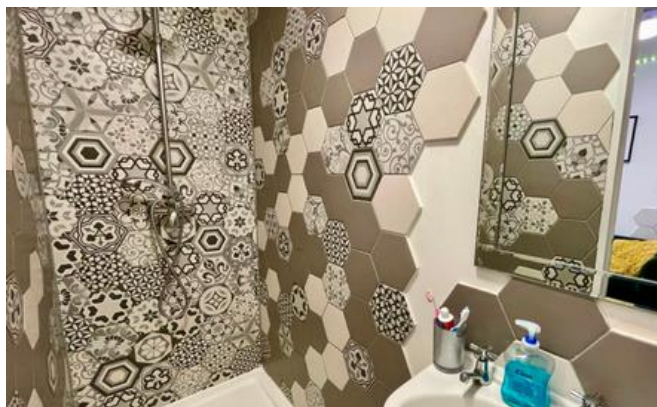
Apartment One

Accessed via the Second Floor. The apartment accommodation consists of; Entrance Hallway, Open Kitchen/ Living Area with a range of wall and base units with worktops over, electric oven with 4 ring hob and extractor over. Space and plumbing for washing machine. Shower room with low level WC, wash hand basin and radiator. Leading onto Two Bedrooms. ***Individual EPC Grade C and score of 78.*

Apartment Two

Accessed via the First Floor. The apartment accommodation consists of; Entrance Hallway, Open Living/Kitchen Area with a range of wall and base units with worktops over, electric oven with 4 ring hob and extractor over. Space and plumbing for washing machine. Shower room with low level WC, wash hand basin and radiator. Leading onto Two Bedrooms. ***Individual EPC Grade C and score of 78.*





Apartment Three

Accessed via the First Floor. The apartment accommodation consists of; Entrance Hallway, open plan Living/Kitchen area with a range of wall and base units with worktops over, electric oven with 4 ring hob and extractor over. Space and plumbing for washing machine. Leading into the Shower room with low level WC, wash hand basin, radiator and leading onto One Double Bedroom. ***Individual EPC Grade C and score of 77..*

Apartment Four

Accessed via the Ground floor. The apartment accommodation consists of; Entrance Hallway, Living/Kitchen area with a range of wall and base units with worktops over, electric oven with 4 ring hob and extractor over, space and plumbing for washing machine. Bathroom comprising a low level WC, wash hand basin and radiator. Leading onto Two good sized Bedrooms. ***Individual EPC Grade C and score of 78.*

Apartment Five

Accessed via Second Floor. The apartment accommodation consists of; Entrance Hallway, Living/Kitchen area with a range of wall and base units with worktops over, electric oven with 4 ring hob and extractor over, space and plumbing for washing machine. Shower room with low level WC, wash hand basin, radiator and Two good sized Bedrooms. ***Individual EPC Grade C and score of 79..*

Apartment Six

Accessed via the First Floor. The apartment accommodation consists of; Entrance Hallway, Living/Kitchen area with a range of wall and base units with worktops over, electric oven with 4 ring hob and extractor over, space and plumbing for washing machine. Leading into Shower room with low level WC, wash hand basin, radiator and Two good sized Bedrooms. ***Individual EPC Grade C and score of 79.*

Apartment Seven

Accessed via the First Floor. The apartment accommodation consists of; Entrance, open plan Living/Kitchen area with a range of wall and base units with worktops over, electric oven with 4 ring hob and extractor over, space and plumbing for washing machine. Shower room with low level WC, wash hand basin, radiator and One Double Bedroom. ***Individual EPC Grade C and score of 77.*

Apartment Eight

Accessed via the Ground Floor. The apartment accommodation consists of; Entrance Hall, Living/Kitchen area with a range of wall and base units with worktops over, electric oven with 4 ring hob and extractor over, space and plumbing for washing machine. Shower room with low level WC, wash hand basin, radiator and One Double Bedroom. ****Individual EPC Grade C and score of 77.**

Apartment Nine

Accessed via the Ground Floor. The apartment accommodation consists of; Entrance Hall, open plan Living/Kitchen area with a range of wall and base units with worktops over, electric oven with 4 ring hob and extractor over, space and plumbing for washing machine. Shower room with low level WC, wash hand basin, radiator and One Double Bedroom. ****Individual EPC Grade C and score of 78.**

Agent Note

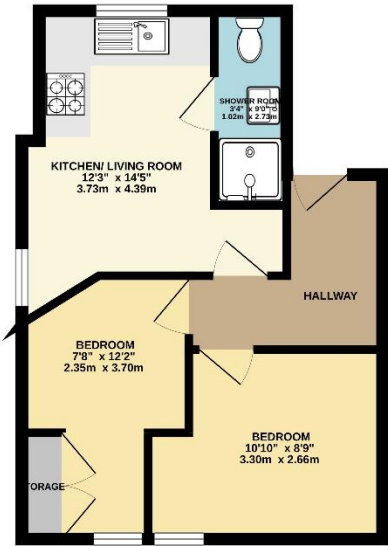
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Call Newton Fallowell Sales for more information or to arrange a sales viewing appointment!



Apartment One

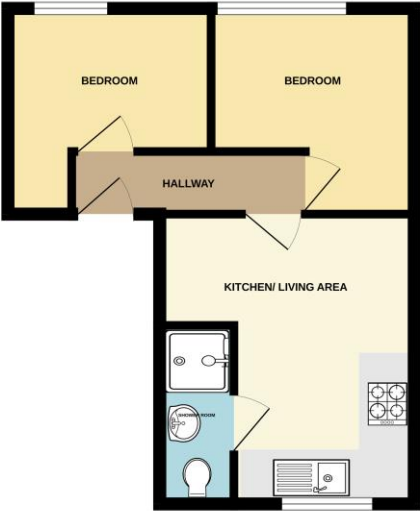
GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 367 sq.ft. (34.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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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Apartment Two

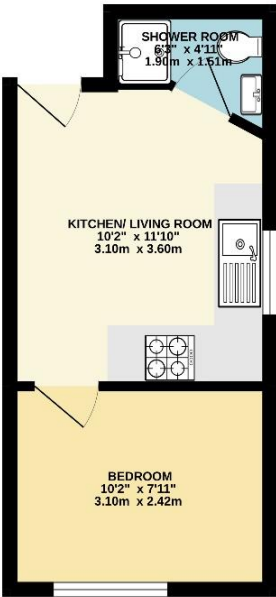
GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 322 sq.ft. (29.9 sq.m.) approx.
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Apartment Three

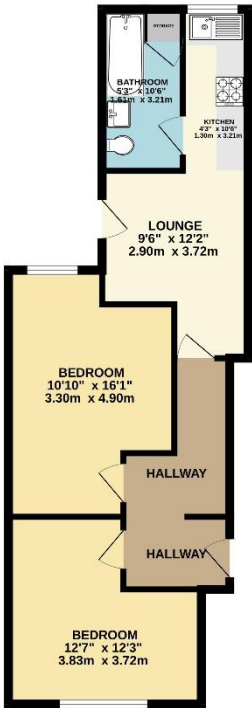
GROUND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 219 sq.ft. (20.3 sq.m.) approx.
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Apartment Four

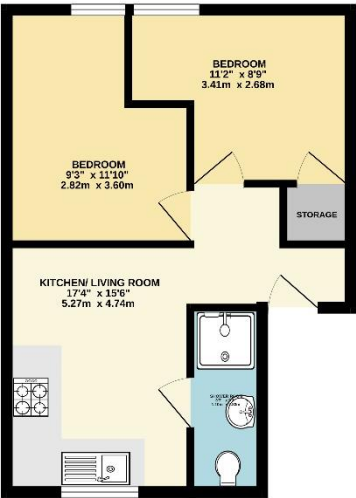
GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.
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Apartment Five

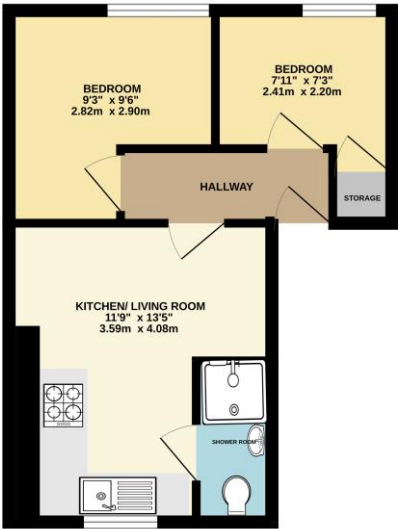
GROUND FLOOR
379 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 379 sq.ft. (35.3 sq.m.) approx.
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Made with Blueprints 12/24

Apartment Six

GROUND FLOOR
312 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 312 sq.ft. (28.9 sq.m.) approx.
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Made with Blueprints 12/24

Apartment Seven

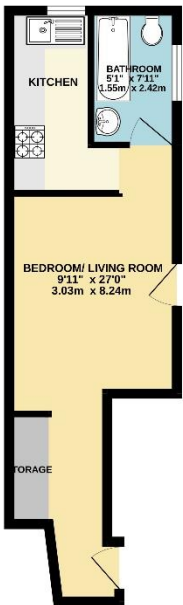
GROUND FLOOR
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 222 sq.ft. (20.6 sq.m.) approx.
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Apartment Eight

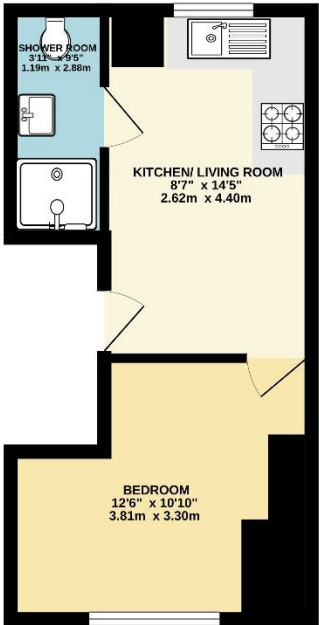
GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 287 sq.ft. (26.7 sq.m.) approx.
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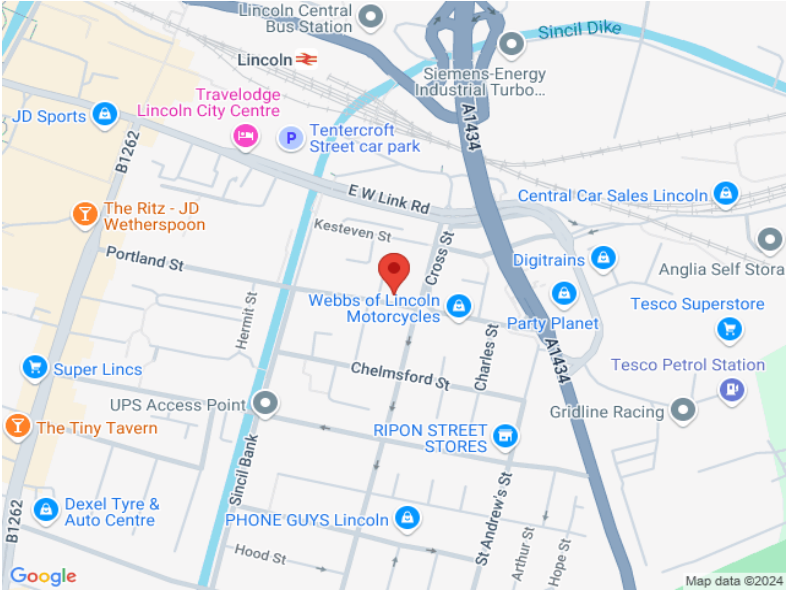
Apartment Nine

GROUND FLOOR
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 261 sq.ft. (24.2 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

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