



Friars Lane, Lincoln



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£695,000



Key Features

- Detached Apartment Block
- Seven Apartments
- Currently Achieving £53,700pa
- City Centre Location
- One, Two & Three Bed Apartments
- Excellent Investment Opportunity
- EPC rating E & D's
- No Onward Chain





***** INVESTORS! LONGSTANDING INVESTMENT DEVELOPMENT.** City Centre Detached Three Storey Apartment Block *** Currently achieving £53,700 pa*** The Apartment Block comprises a mixture of One, Two & Three Bedroom Apartments with a total of SEVEN APARTMENTS. There is a private carpark adjacent to the property. Located to the east of the city there are shops, restaurants, train & bus station, cinema & university all within a short walk.

18 Friars Lane

Two Double Bedroom & Bathroom Apartment with Open Plan Living Dining Kitchen with built in appliances to include oven, hob, extractor, fridge freezer and washing machine. Electric heating. EPC TBC. Currently let and achieving £630pcm.



20 Friars Lane

One Bedroom & Bathroom Apartment with Open Plan Living Kitchen with integrated appliances to include oven, hob, extractor, washing machine and fridge. Electric heating. EPC Grade D. Currently let and achieving £595pcm.

20a Friars Lane

One Bedroom & Bathroom Apartment with Open Plan Living Kitchen with integrated appliances to include oven, hob, extractor, washing machine and fridge. Electric heating. EPC Grade D. Currently let and achieving £595pcm.

22 Friars Lane

First Floor Two Double Bedroom & Bathroom Apartment with Open Plan Living Dining Kitchen with built in appliances to include oven, hob, extractor, fridge freezer and washing machine. Electric heating. EPC TBC. Currently let and achieving £630pcm.



24 Friars Lane

Ground floor Three Bedroom Apartment with Ensuite to Bedroom One, Bathroom and Open Plan Living Dining Kitchen with built in appliances to include oven, hob, extractor, fridge freezer and washing machine. Electric heating. EPC TBC. Currently let and achieving £775pcm.

26 Friars Lane

Ground Floor Two Double Bedroom & Bathroom Apartment with Open Plan Living Dining Kitchen with built in appliances to include oven, hob, extractor, fridge freezer and washing machine. Electric heating. EPC D. Currently let and achieving £600pcm.

28 Friars Lane

Two Double Bedroom & Bathroom Apartment with Open Plan Living Dining Kitchen with built in appliances to include oven, hob, extractor, fridge freezer and washing machine. Electric heating. EPC D. Currently let and achieving £650pcm.

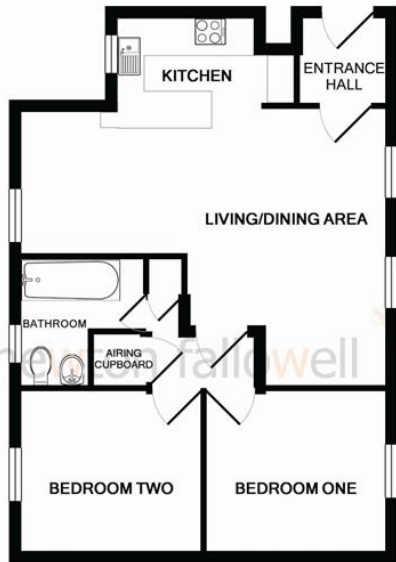
Leasehold Information

Please speak to agent, 01522 516590.

Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

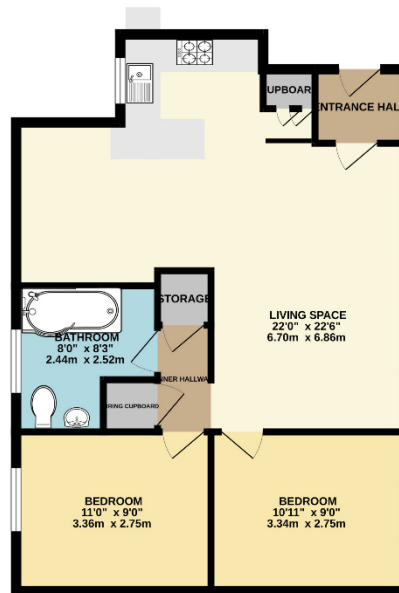


20 FRIARS LANE LINCOLN LN2 5AL
TOTAL FLOOR AREA - 483 sq.ft. (44.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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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TOTAL APPROX. FLOOR AREA 528 SQ.FT. (49.0 SQ.M.)

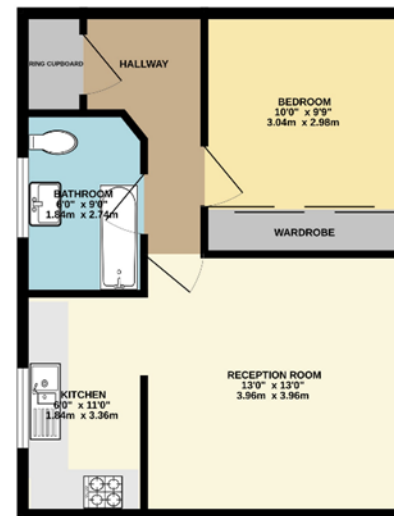
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GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

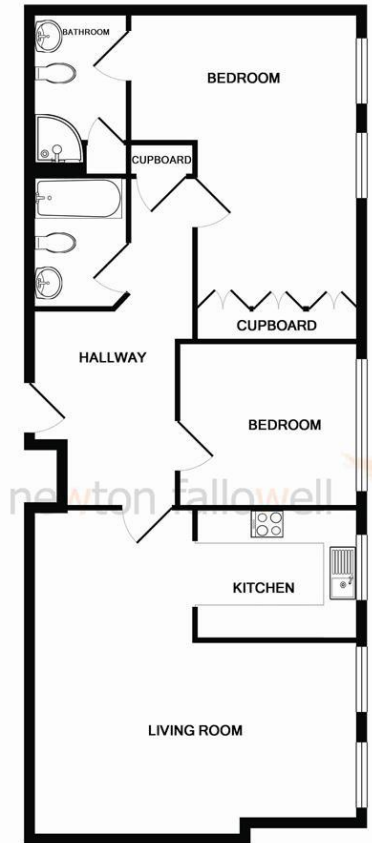


22 FRIARS LANE LINCOLN LN2 5AL
TOTAL FLOOR AREA - 647 sq.ft. (60.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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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GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.

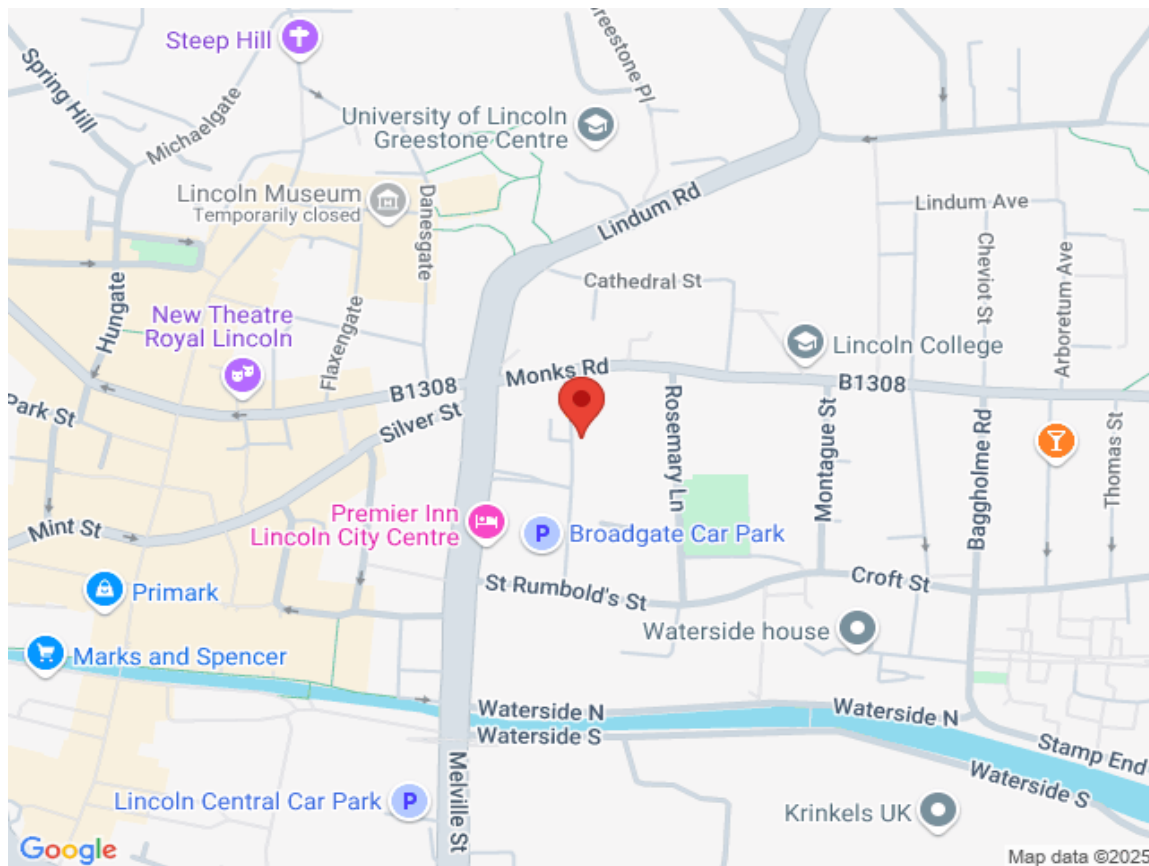


20A FRIARS LANE
TOTAL FLOOR AREA - 476 sq.ft. (44.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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FRIARS LANE, LINCOLN, LN2 5AL
TOTAL APPROX. FLOOR AREA 985 SQ.FT. (91.5 SQ.M.)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		