

Lincoln - 13 Albert Crescent LN1 1LX  
Freehold 6-Bed HMO Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



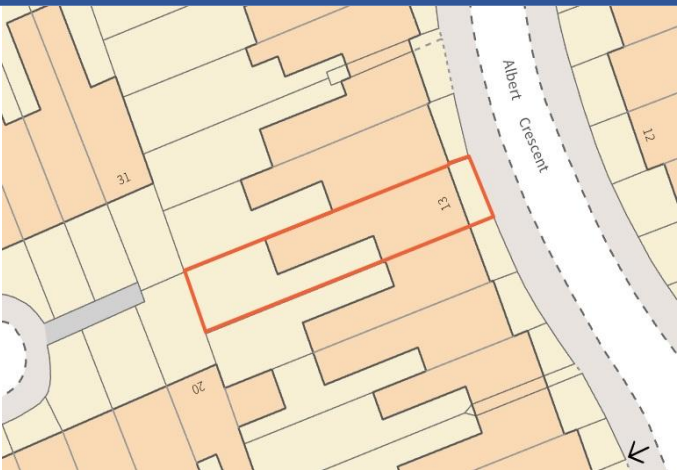
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### Investment Consideration:

- Purchase Price: £360,000
- Gross Initial Yield: 11.26%
- Rental Income: £40,545 p.a.
- VAT is NOT applicable to this property
- Comprises 6-bed HMO (4 en-suite) with communal kitchen/dining, living room and 1 communal bathroom
- Situated within 15 minute walk from the University of Lincoln, a 25 minute walk from Bishop Grosseteste University and a 15 minute walk from Lincoln’s City Centre.



### Tenancies and Accommodation:

| Property                 | Accommodation                                     | Lessee & Trade | Term                            | Current Rent £ p.a. | Notes   |
|--------------------------|---|----------------|---------------------------------|---------------------|---|
| Room 1<br>(Ground Floor) | Double Bedroom: 12.3 sq m (132 sq ft)<br>En-suite | 6 Individuals  | 51 Weeks from<br>28 August 2025 | £40,545             | Note 1: AST<br>Note 2: Deposit held of £1,800 |
| Room 2<br>(Ground Floor) | Double Bedroom: 19.5 sq m (210 sq ft)<br>En-suite |                |                                 |                     |   |
| Room 3<br>(First Floor)  | Double Bedroom: 10.3 sq m (111 sq ft)<br>En-suite |                |                                 |                     |   |
| Room 4<br>(First Floor)  | Single Bedroom: 8.6 sq m (93 sq ft)               |                |                                 |                     |   |
| Room 5<br>(First Floor)  | Single Bedroom: 8.9 sq m (96 sq ft)               |                |                                 |                     |   |
| Room 6<br>(First Floor)  | Double Bedroom: 10.3 sq m (111 sq ft)<br>En-suite |                |                                 |                     |   |
|                          |   |                | Total                           | £40,545             |   |



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### Property Description:

Comprises mid-terrace 6-bedroom HMO, newly refurbished to a high standard and arranged as a ground floor kitchen/dining, living room and 2 en-suite bedrooms. First floor provides 4 bedrooms (2 en-suite and 2 with shared bathroom). The property was recently renovated to a high standard in 2021 to extend the kitchen/living area to include en-suites in 4 out of 6 rooms.

Ground Floor: 75 sq m (807 sq ft)

First Floor: 42 sq m (452 sq ft)

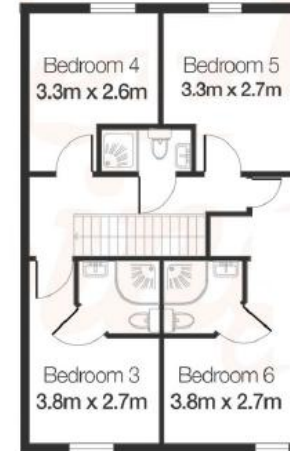
**Total GIA: 117 sq m (1,259 sq ft)**

HMO Licensed Property (C4 use class)

Reference - 2019/0760/CLE.



Ground Floor



First Floor



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### Tenancy:

The property is at present let to 6 Individuals for a term of 51 Weeks from 28<sup>th</sup> August 2025 at current rent of £40,545 per annum. Deposit held of £1,800.





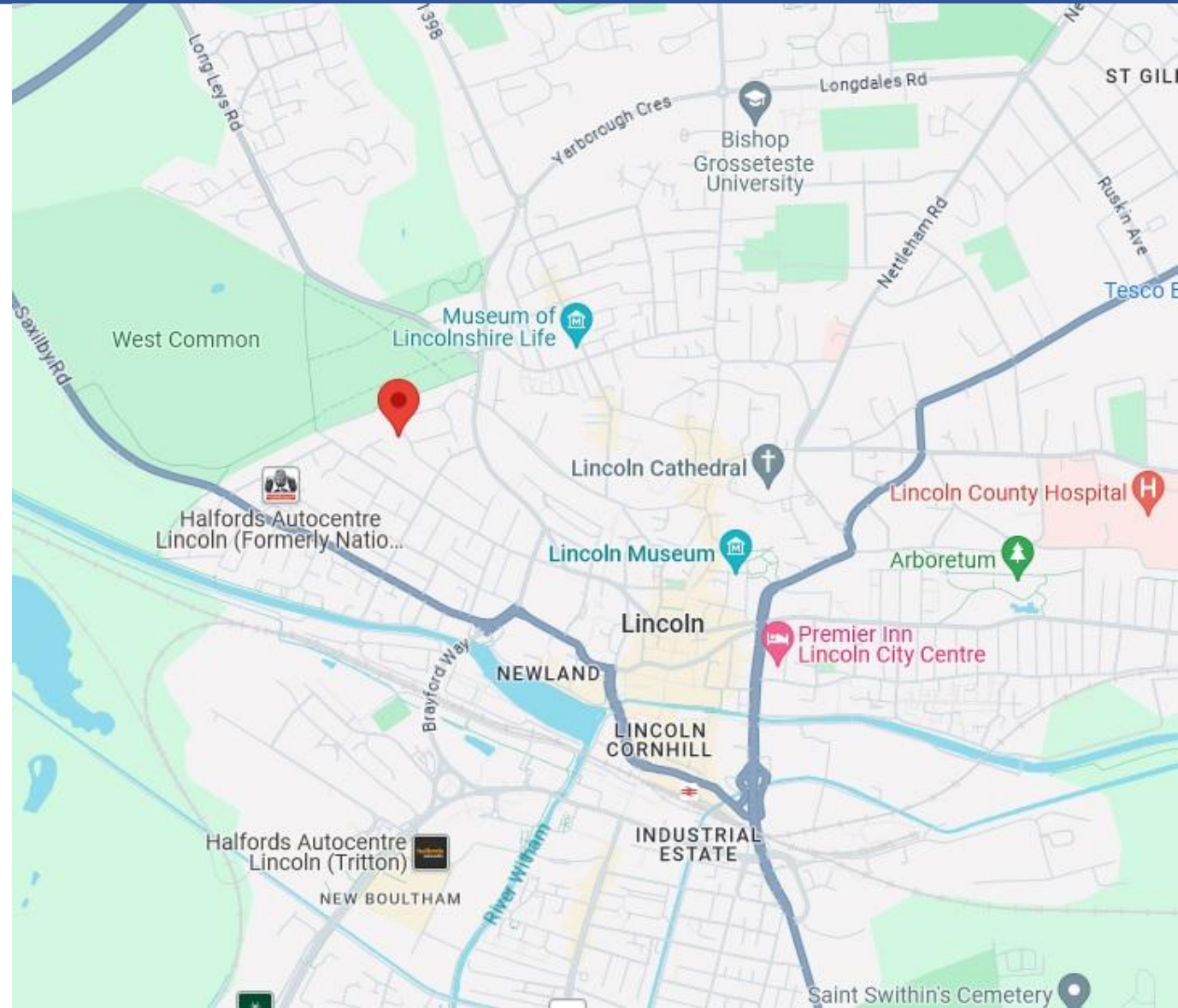
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### Location:

The property is located on Albert Crescent within a residential area just a 15 minute walk from Lincoln's City Centre, 15 minute walk from the University of Lincoln, a 25 minute walk from Bishop Grosseteste University and a 30 minute walk from the County Hospital. The city's train station is located just a 20 minute walk from the property. The station offers regular connections throughout the country, with regular services running to Newark Northgate, Edinburgh and London Kings Cross.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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