FOR SALE







Thorndike Mews, Gainsborough

2 Bedrooms, 1 Bathroom, Second Floor Apartment

Offers In Region Of £45,000

MARTIN&CO



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2 Bedrooms, 1 Bathroom

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- **£6,300 annual rental income**
- **Separate fitted kitchen**
- **Allocated parking space**
- **Convenient town-centre location**
- **EPC Rating C**



Two-Bedroom Second-Floor Apartment | Currently Let at £525 PCM | Convenient Town Centre Location | EPC Rating C

An excellent opportunity to acquire this two-bedroom second-floor apartment, conveniently situated on Thorndike Mews, just off King Street East in Gainsborough and within easy reach of the town centre and its range of local amenities.

Currently tenanted and producing a rental income of £525 per calendar month (£6,300 per annum), the property offers an appealing opportunity for landlords seeking an established investment with a tenant already in occupation.

The accommodation is well proportioned and briefly comprises an entrance hall, a comfortable lounge, separate fitted kitchen, two bedrooms and a bathroom. Further benefits include access to communal outside space where there is parking on first come first served basis.

Accommodation

The entrance hall provides access to the main accommodation, with a radiator, loft access and internal doors leading through to the principal rooms.

The lounge is a well-proportioned reception room, enjoying natural light from a uPVC double-glazed window and benefiting from a radiator.

The separate kitchen is fitted with a range of base, drawer and wall units, complemented by work surfaces and an inset stainless-steel sink. There is an oven and gas hob, provision for a washing machine and space for a fridge-freezer, together with a uPVC double-glazed window.



There are two bedrooms, both benefiting from uPVC double-glazed windows and radiators. The principal bedroom is a comfortable double while the second bedroom offers flexibility for use as a guest room, home office or additional bedroom.

The bathroom is fitted with a three-piece suite comprising a bath, pedestal wash hand basin and WC, with tiled splashbacks, a radiator and uPVC double-glazed window.

Outside

The property benefits from an allocated parking space, together with access to communal outside areas.

Investment Information

Currently let at £525 per calendar month, the property generates an annual rental income of £6,300, making it an attractive proposition for investors looking to acquire a property with an existing tenant in situ.

Situated within convenient reach of Gainsborough town centre, the apartment is well placed for access to local shops, amenities and transport connections.

The property has an EPC rating of C and falls within West Lindsey District Council Tax Band A.

An appealing buy-to-let opportunity with an existing rental income and allocated parking. Contact our Gainsborough office for further information or to arrange a viewing.

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