

Lincoln - 15 Good Lane LN1 3EH
Freehold 4-Bed HMO Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



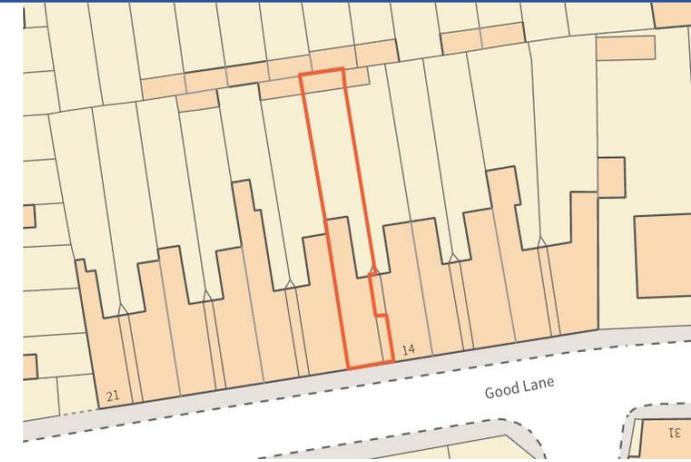
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Investment Consideration:

- Purchase Price: £210,000
- Vacant possession
- ERV: £20,000 p.a. GIY: 9.52%
- VAT is NOT applicable to this property
- Comprises 4-bed HMO with communal kitchen/dining, living room and 1 communal bathroom
- Situated within 25 minute walk from the University of Lincoln, a 10 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 (Ground Floor)	Double Bedroom: 11.6 sq m (125 sq ft)				
Room 2 (First Floor)	Single Bedroom: 6.5 sq m (70 sq ft)				
Room 3 (First Floor)	Single Bedroom: 5.5 sq m (59 sq ft)				
Room 4 (First Floor)	Single Bedroom: 9.5 sq m (102 sq ft)				
		Vacant		ERV: £20,000	

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Property Description:

Comprises mid-terrace 4-bedroom HMO, newly refurbished to a high standard and arranged as a ground floor kitchen, living/dining room, bedroom and communal bathroom, with 3 bedrooms at first floor.

Ground Floor: 35 sq m (377 sq ft)

First Floor: 30 sq m (323 sq ft)

Total GIA: 65 sq m (700 sq ft)

HMO Licensed Property (C4 use class)

Reference - 2018/0749/CLE



Ground Floor

First Floor



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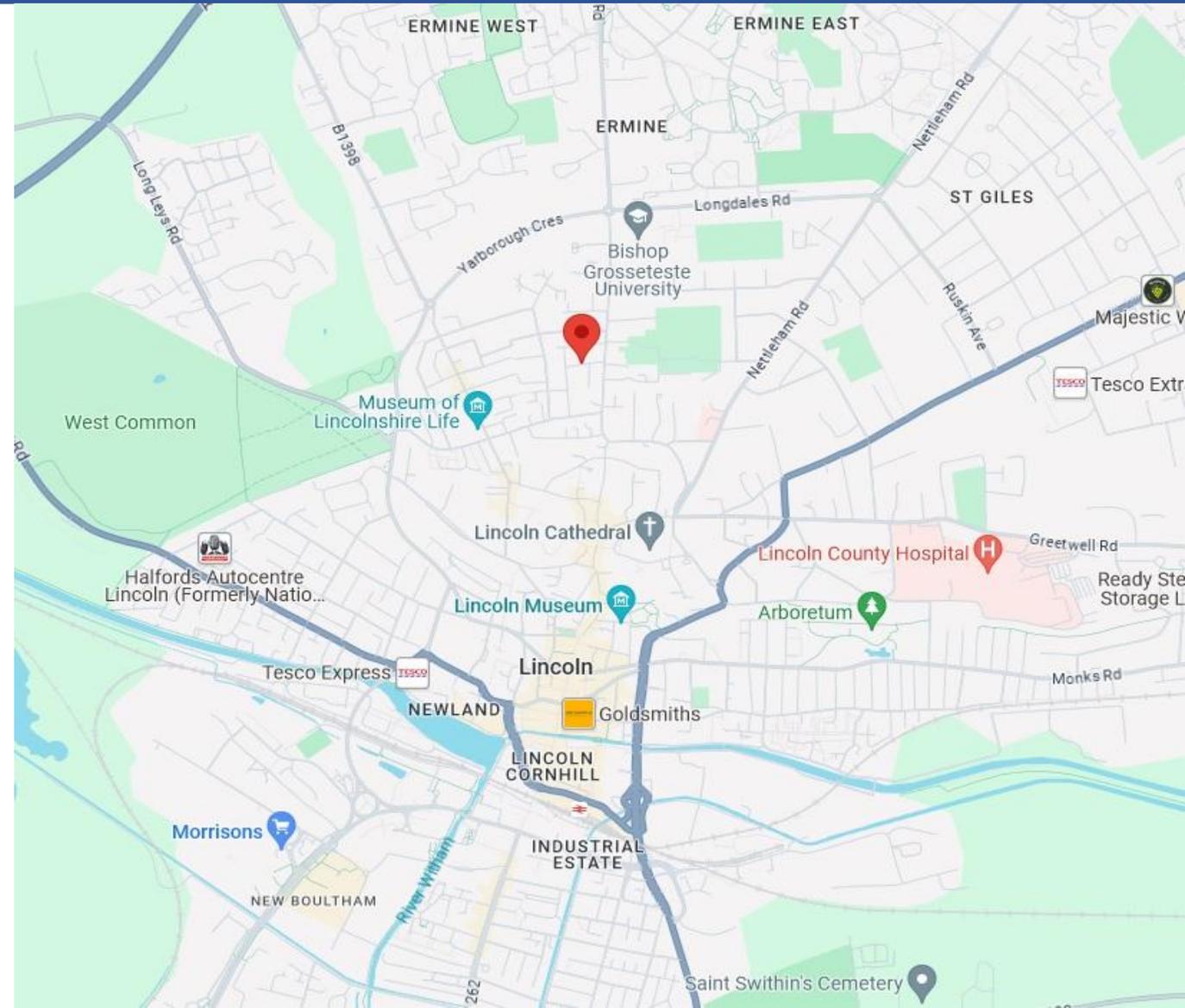


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Location:

The property is located on Good Lane within a residential area just a 15 minute walk from Lincoln's City Centre, 25 minute walk from the University of Lincoln, a 10 minute walk from Bishop Grosseteste University. The city's train station is located just a 15 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.



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BLUE ALPINE

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