



1 Robey Court, Robey Street

Lincoln, LN5 8AF

£89,950

INVESTMENT OPPORTUNITY! A well presented ground floor one bed roomed flat with its own private entrance, located just off Lincoln High Street and within close proximity to a range of local shops and facilities. The property is being sold as an ongoing investment with the current tenant in situ. The current tenant is paying £1,485 per quarter (£495pcm) and has a fixed term contract until the 4th February 2022. This gives an approx. yield of 6.6%. Internally the property has living accommodation to comprise of Open Plan Kitchen Living Area leading to a Bedroom and Bathroom.



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SERVICES

All mains services available. Gas central heating.

SERVICE CHARGE - £37pcm.

EPC RATING – B.

TENURE - Leasehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln City Centre south along the High Street, turn right onto Robey Street and the property can be located on the right hand side.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.

ACCOMMODATION

KITCHEN / LIVING AREA

14' 5" x 11' 11" (4.4m x 3.65m) , with two UPVC double glazed windows, part vinyl flooring and partly carpeted, fitted with a range of wall, base units and drawers with work surfaces over, tiled splashbacks, stainless steel sink unit and drainer, integral oven, four ring electric hob with extractor fan over, plumbing and space for washing machine, wall mounted gas fired central heating boiler, radiator and doors to bedroom and bathroom.

BEDROOM

10' 0" x 9' 0" (3.05m x 2.75m) , with UPVC double glazed window and radiator.

BATHROOM

With tiled flooring, partly tiled walls, suite to comprise of low level WC, wash hand basin and bath with mains shower over, radiator and extractor fan.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE Advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Move with Us and Sills and Bitteridge who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use Move with Us then we will receive a referral fee of £150 per sale and £185 per purchase from them; should you decide to instruct Sills & Bitteridge then we will receive a fee of £150 irrespective of this being a sale or purchase transaction.

Go to who will be able to provide information and services they offer relating to Surveys. Should you decide to instruct Go to we will receive a referral fee of up to £100.

Andrew Harrod Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Andrew Harrod Financial Services we will receive 40-50% of the fee which Andrew Harrod Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Andrew Harrod Financial Services will pay a £25 commission to the individual member of staff who generate the appointment.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for their own use and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Drawings are for illustrative purposes only.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

