



Apts 1 – 16 Swallowbeck Court & 17 Swallowbeck Court Lincoln, LN6 7HS

£2,200,000

A UNIQUE INVESTMENT OPPORTUNITY - 16 x TWO BEDROOMED SELF CONTAINED APARTMENTS AND 1 X THREE BEDROOMED DETACHED BUNGALOW. The properties were built by Messrs Barker and Sons and benefit from gas central heating, uPVC double glazing and designated parking space. The apartments have internal accommodation to comprise of Entrance Hall, Lounge, Fitted Kitchen, two Bedrooms and Bathroom. The bungalow also benefits from gas central heating, uPVC double glazing and has accommodation to comprise of Entrance Hall, Lounge, Open Plan Kitchen Diner, three Bedrooms, En-Suite Bathroom to the Master Bedroom and Family Bathroom. The apartments and bungalow are let on Assured Shorthold Tenancies achieving an ANNUAL GROSS RENTAL INCOME OF £123,300 (approx. 5.6% yield).





SERVICES

All mains services available. Gas central heating.

EPC RATINGS — B.

VIEWINGS – by prior appointment through Mundys.

LOCATION

Particularly well located just off Doddington Road, in this popular residential area to the South of the City within easy distance of excellent facilities, including schooling of all grades, shops, superstores and supermarkets. Further amenities are available in nearby North Hykeham. Good road access to the City Centre via either Newark Road or Tritton Road.

DISCLAIMER

These plans are for layout guidance only. Not drawn to scale, unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of these plans, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. All interested parties must verify their accuracy independently.

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.

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 for themselves 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 whatever 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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Block 1: First Floor

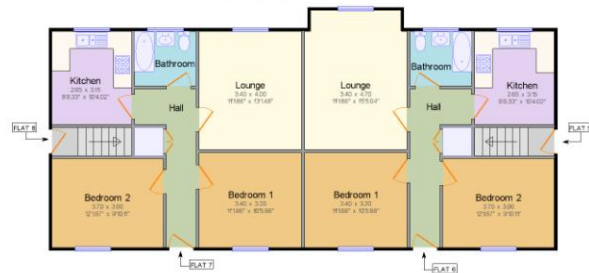


Block 1: Ground Floor

Total approx floor area: 249.5 m² (2674.7 ft²)
 Block 1 Ground Floor: 123.1 m² (1324.6 ft²)
 Block 1 First Floor: 125.4 m² (1350.1 ft²)



Block 2: First Floor



Block 2: Ground Floor

Total approx floor area: 250.3 m² (2693.9 ft²)
 Block 2 Ground Floor: 124.0 m² (1334.6 ft²)
 Block 2 First Floor: 126.3 m² (1359.1 ft²)



Block 3: First Floor



Block 3: Ground Floor

Total approx floor area: 250.3 m² (2694.0 ft²)
 Block 3 Ground Floor: 123.9 m² (1333.6 ft²)
 Block 3 First Floor: 126.4 m² (1360.3 ft²)



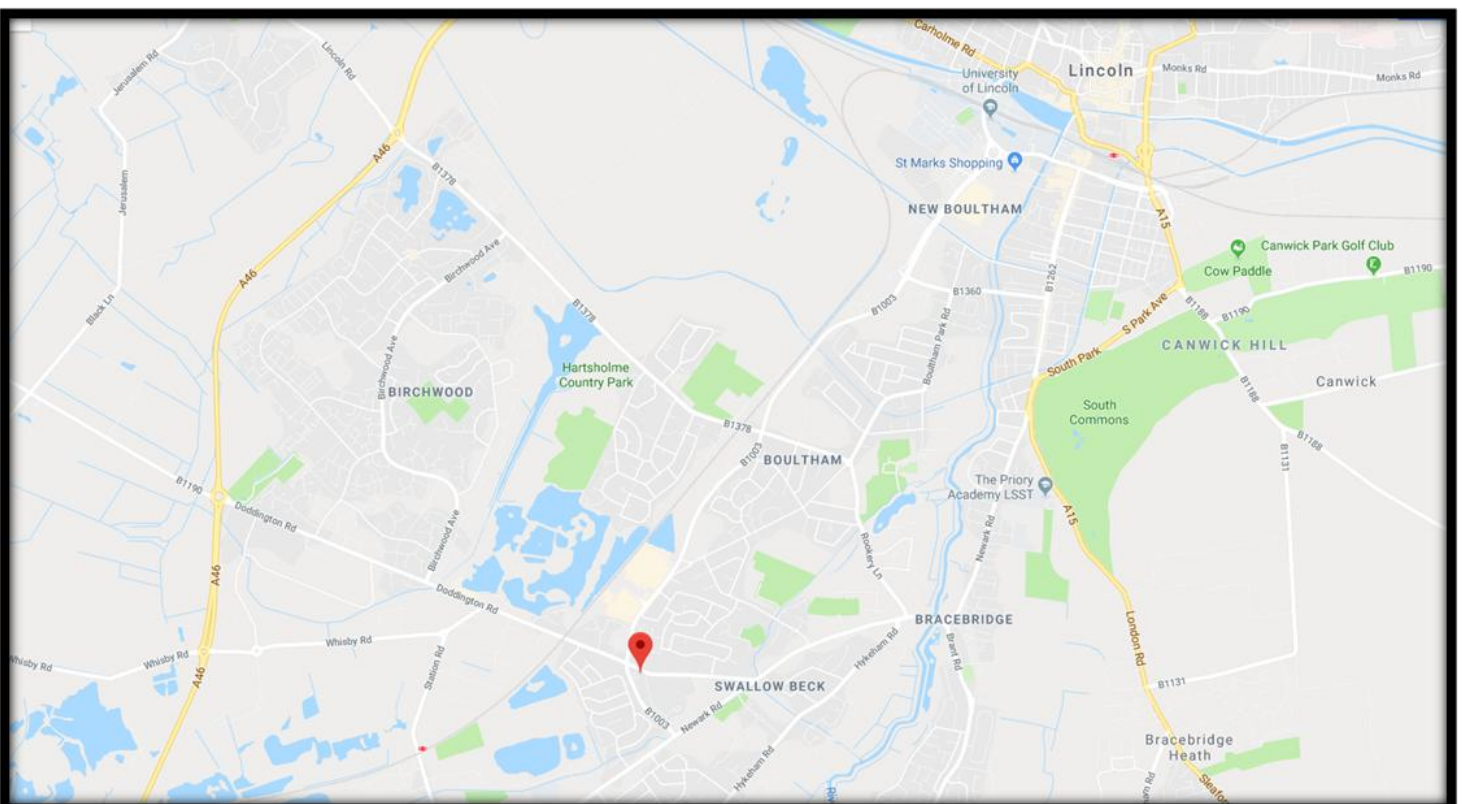
Block 4: First Floor



Block 4: Ground Floor

Total approx floor area: 2526 m² (2718.9 ft²)
 Block 4: Ground Floor: 1251 m² (1346.1 ft²)
 Block 4: First Floor: 1275 m² (1372.8 ft²)

LOCATION PLAN



29 – 30 Silver Street
 Lincoln
 LN2 1AS

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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 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.

