



# Lighthouse Property Services

## Investment Property Sales *at a glance*

Lighthouse. Investment Property Sales are pleased to act as agents for the properties listed below. For further information please contact our office and we will be able to send you the full property particulars.



### 36 Florence Street LN2

Currently Let at £495.00pcm on an Assured Shorthold Tenancy

Accommodation comprising; entrance hall, two reception rooms, kitchen, stairs and landing, first floor bathroom, two bedrooms and bathroom

**SSTC**  
**£94,950**  
LIPS\_171



### 19 Irwin Road, Blyton DN21

The property is currently let at £380.00pcm (potential 5.3% return against asking price)

Accommodation comprises of entrance hall with stairs, landing with storage, double bedroom with fitted wardrobe, open plan kitchen and living Room with integrated appliances, bathroom.

**£86,950**  
LIPS\_PH1



### 68 Scorer Street LN5

The property is let at £6600.00 per annum, representing a 5.74% gross return. The tenants are within a fixed term contract to 31st August 2016.

The accommodation comprises: shared passageway, reception hall, lounge/diner, kitchen, rear reception lobby, bathroom, ground floor bedroom, first floor landing and 3 further bedrooms

**£114,950**  
LIPS\_172



### 27 Harrier Court LN6

It currently boasts a 5.3% gross yield. The present AST is statutory periodic and rent is being charged at

£425.00pcm/£5100.00pa.

The accommodation comprises: lounge, dining kitchen, stairs and landing, one double bedroom and bathroom leading off.

**£95,950**  
LIPS\_177



### **30 Wilson Street LN1**

The present AST is statutory periodic and rent is being charged at £475.00pcm/£5700.00pa.

The accommodation comprises: open plan lounge/kitchen, stairs and landing, one double bedroom and bathroom.

**SSTC**  
**£102,950**  
LIPS\_178



### **20 Spa Buildings - LN2**

The property is currently let on an Assured Shorthold basis at a rent level of £475.00pcm.

The accommodation on offer compromises of: modern fitted kitchen/diner, two reception rooms and ground floor bathroom with three good sized bedrooms on the first floor.

**£112,950**  
LIPS\_175



### **7 Knights Terrace- LN5**

Fixed Term 1st Aug 2016 to 30th June 2017 at £9130.00pa including bills (4.8% rent increase)

This property comprises a spacious lounge on entry, open plan kitchen/diner with integrated appliances, utility area off kitchen, family bathroom with over the bath shower, Two large first floor double bedrooms.

**£92,950**  
LIPS\_179



### **6 Drake Street LN1**

The property is let to three students and yields £12,705.00 per annum.

Accommodation comprises: reception hall, open plan lounge/diner with kitchen area, ground floor bedroom, stairway and landing and two first floor bedrooms plus a sizable bathroom.

**SSTC**  
**£134,950**  
**LIPS\_176**



### **43 Nelthorpe Street LN5**

This property is let on a statutory periodic (month by month) Assured Shorthold tenancy at a rent of £550.00 pcm exclusive.

The accommodation comprises: private entrance passage, reception hall, lounge, dining room, kitchen, ground floor study (potential fifth bedroom) landing, 3 bedrooms and bathroom, low maintenance garden area to the rear.

**£139,500**

LIPS\_167



### **48 Greenfinch Crescent LN6**

The property is let at £495.00pcm (potential 5.4% return against asking price) but vacant possession could be arranged

The accommodation comprises; living room/kitchen, two double bedrooms (principal with en-suite), bathroom. Outside the property has allocated parking and further benefits include uPVC double glazed windows.

**£109,950**

LIPS\_166