



3 EASTGATE, SLEAFORD, LINCOLNSHIRE, NG34 7DL  
£199,950

## THE BEST INVESTMENT?

### DESCRIPTION

A tremendous INVESTMENT opportunity to purchase FOUR APARTMENTS in a central town location currently 100% occupancy and bringing in a gross annual rent of £16,920 providing a gross yield of over 8%. Please note this property is Grade II listed.

### AT A GLANCE

- INVESTMENT OPPORTUNITY
- APARTMENT BLOCK
- 4 INDIVIDUAL APARTMENTS
- CURRENTLY LET AT 100% OCCUPANCY
- AT FULL OCCUPANCY OVER 8% RETURN
- TOWN CENTRE LOCATION

Sleaford | 01529 303 377 | [sleaford@winkworth.co.uk](mailto:sleaford@winkworth.co.uk)

**Winkworth**

# ACCOMMODATION

Apartment 3 - Ground floor flat: Open plan living kitchen, one bedroom, Shower room. Current rent £335 pcm

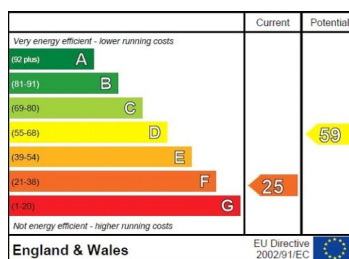
Apartment 3a - Mid-Floor Flat: Hall, kitchen, lounge, shower room, outside seating area. Available currently £375 pcm

Apartment 3b - Mid-Floor Flat: Lounge, kitchen, bedroom. £350pcm

Apartment 3c - Ground Floor Flat: Kitchen, double bedroom with en-suite, Lounge. £350 pcm

Agents Note - Please note this property is Grade II listed

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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