# 61 LINCOLN ROAD – 11 NEW-BUILD APARTMENTS, PE1

https://palaceauctions.com




£2,000,000

The Lincoln Road Peterborough apartments at 61 Lincoln Road, PE1 2SE, deliver a turnkey investment of 11 high-spec units—8 one-bed apartments and 3 studios—scheduled for completion in Spring 2026. Priced at £2 million, this scheme is projected to generate £110,784 in annual rent, equating to a 5.5% gross yield and 3.8% net yield after standard management, maintenance, insurance and service charges. With minimal void […]

- 11 beds
- 11 baths
- apartments
- apartments, off market property
- for sale off market

## Category

**Apartments:** yes

**Off market property:** yes

**House:** NO

**Investment property:** yes

**Commercial property:** yes

**Other Real estate:** yes

**Value add opportunity:** yes

**Land:** no

**Land with Development:** no

**HMO investment:** yes

**Hotels and apartment hotels:** no

**Mixed commercial and Resi:** yes

**Below Market value:** yes

## Description

**Refer to Terms & Conditions:** Array

## Amenities & Features

**Features:** • Completion: 7–8 months from start on site, • Connectivity: 1 mile to Peterborough Rail Station; multiple bus routes, • EPC Rating: Estimated C (certificates in legal pack), • Fees: Sourcing fee 2% of bid; minimal cap-ex on delivery, • Parking: Secured cycle storage; permit-controlled street parking nearby, • Specification: Modern kitchens integrated appliances, • Tenure: Leasehold flats with share of freehold, double-glazed windows, Units: 8 × 1-bed apartments; 3 × studios