

1a Vale Road, Lancaster, LA1 2JN



£120,000

Great investment opportunity to acquire a well-presented and income-producing two-bedroom apartment, ideally situated on the first floor. The property is currently let under a new five-year lease to a government-appointed company, providing a guaranteed rental income of £1,000 per month, offering investors immediate and reliable returns.

The apartment benefits from its own private entrance and offers generous internal accommodation throughout. The layout comprises two spacious bedrooms, a comfortable lounge area, a newly fitted kitchen, and a modern bathroom. In addition, there is a useful loft room which provides additional storage or flexible space.

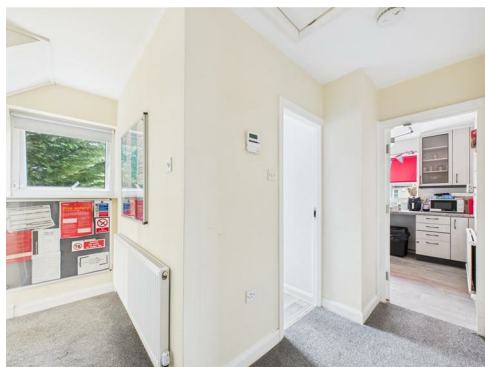
Externally, the property further benefits from a garage and a garden to the rear, along with a dedicated parking area, adding valuable practicality and appeal for occupants.

This is an excellent turnkey investment opportunity with secure tenancy in place and strong long-term rental potential.

Private Entrance

Steps up to the first floor.

Hallway



Double-glazed window to the side,

radiator, carpeted floor, store room, walk-in linen cupboard, access to the loft.

Lounge



Double-glazed window to the front, fireplace with inset coal-effect gas fire, carpeted floor, radiator.

Kitchen/Diner



Double-glazed window to the rear, range of matching wall and base cabinets, four plate electric hob and extractor fan, electric oven, washing machine, fridge/freezer, stainless steel sink, built-in storage cupboard, vinyl floor, radiator.

Bedroom One



Double-glazed window to the front, built-in wardrobes, carpeted floor, radiator.

Bedroom Two



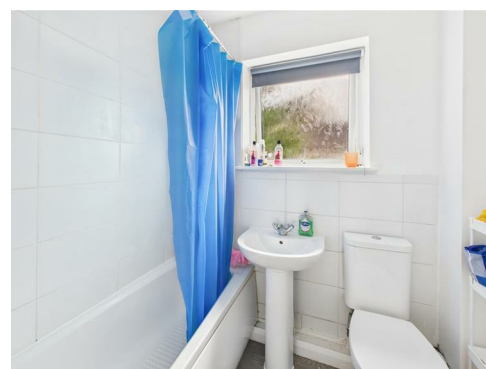
Double-glazed window to the rear, carpeted floor, radiator and access to the loft room.

Loft Room



Very spacious room which is great for storage with two double-glazed velux windows, combi boiler, under eaves storage, carpeted floor.

Bathroom



Double-glazed frosted window to the side, panelled bath with Triton electric shower, wash hand basin, vinyl floor, radiator, W.C.

Outside

Lawn garden to the rear with off-road parking and access to the garage.

Garage



Up & Over Door

Useful & Investment Information

Tenure Leasehold

Lease Years 999 Years

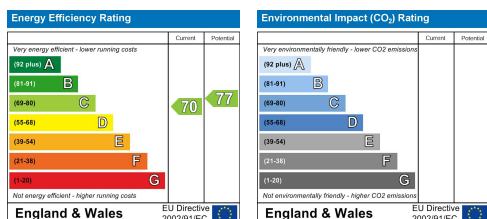
Start date January 1978

End Date January 2974

years remaining 948

Council Tax Band (A) £1,605

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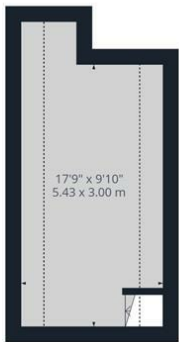
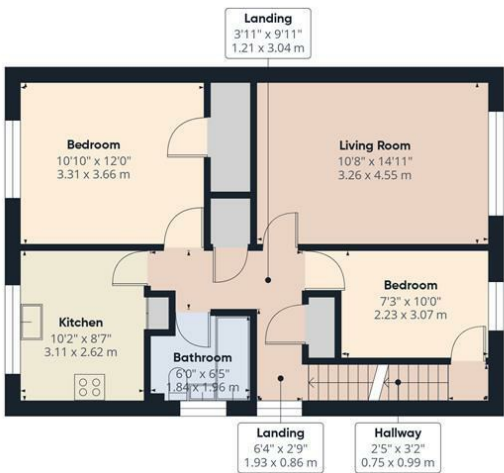


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Approximate total area⁽¹⁾
778 ft²
72.2 m²
Reduced headroom
53 ft²
5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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