MIGHTYHOUSE
ESTATES

https://www.mightyhouse.co.u

7 Railway Street,, Lancaster, LA1 4XA

£215,000

The Property Ombudsman

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RICS the mark of property professionalism worldwide

Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

RESIDENTIAL SALES • LETTINGS • MANAGEMENT • BUY TO LET INVESTMENTS

INVESTMENT OPPORTUNITY – INCOME-GENERATING STUDENT PROPERTY
4 Letting Bedrooms | Excellent Rental History | Close to Lancaster City Centre

A well-presented and fully furnished student property, ideally located within easy walking distance of Lancaster's city centre. Residents benefit from quick access to universities, gyms, shops, restaurants, health services, and a vibrant nightlife – making this a consistently popular choice for student tenants.

Let for the 2024/2025 academic year to two tenants at £110 per person per week (48 weeks), the property currently generates a gross income of £10,560 per annum.

Looking ahead, the property is advertised for the 2025/2026 academic year at a full occupancy rate of 4 tenants at £110pppw (48 weeks), offering a potential gross income of £21,120 per annum.

Additional benefits:

Sold fully furnished (excluding tenants' personal items)

Gas Safety Certificate in place

New EICR (Electrical Installation Condition Report)

Excellent investment potential with scope to increase income

This is a fantastic opportunity to secure a reliable, income-generating property in a sought-after student area.

?? Contact us today for more details or to arrange a viewing!

Hallway
Carpeted floor, radiator.

Bedroom One
Double-glazed bay window to the front, carpeted floor, radiator and cupboard housing the consumer unit.

Lounge/Diner
Double-glazed window to the rear, walk-in understairs storage cupboard, carpeted floor, radiator.

Kitchen
Double-glazed window to the side, range of matching wall and base units, stainless steel sink, four plate ceramic hob and extractor hood, electric oven, valiant combi boiler, fridge/freezer, washing machine, laminate floor, radiator.

Inner Hallway
Laminate floor, door to the yard.

Shower Room
Double glazed frosted window to the side, shower cubicle with thermostatic shower, wash hand basin, extractor fan, tiled floor, radiator, W.C.

First Floor Landing

Bedroom Two
Double-glazed window to the front, carpeted floor, radiator.

Bedroom Three
Double-glazed window to the rear, carpeted floor, radiator.

Bedroom Four
Double-glazed window to the rear, carpeted floor, radiator.

Yard
Spacious rear yard, storage shed, gate to access front and patio area.

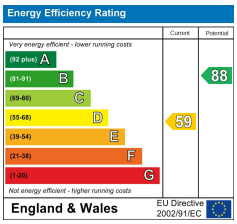
Useful Information
Tenure Freehold
Council Tax Band (A) £1,578.14
No onward chain
New boiler with a warranty.
New guttering was installed last December

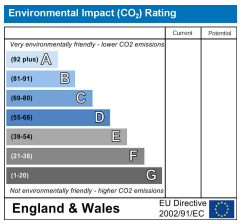
Investment Information
This property was let for the 2024/2025 academic year to 2 x £110 PPW X 48 (per person per week) offering an annual gross income of £10,560.

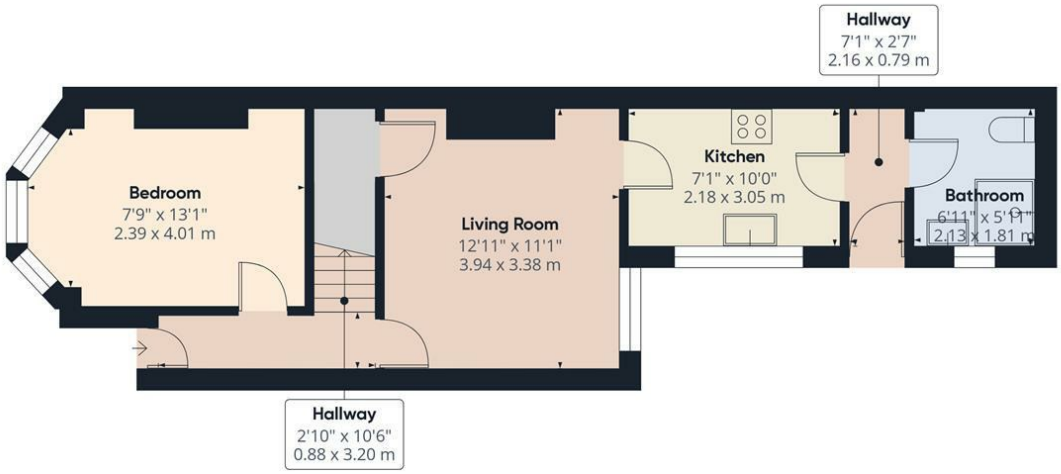
This property is not currently let for the next 2025/2026 academic year but is advertised at 4 x £110 PPW X 48 (per person per week) offering a potential annual gross income of £21,120

The property is sold with furniture and white goods included in the sale with the exception of the tenant's personal belongings (such as any furniture they may have brought to the property).

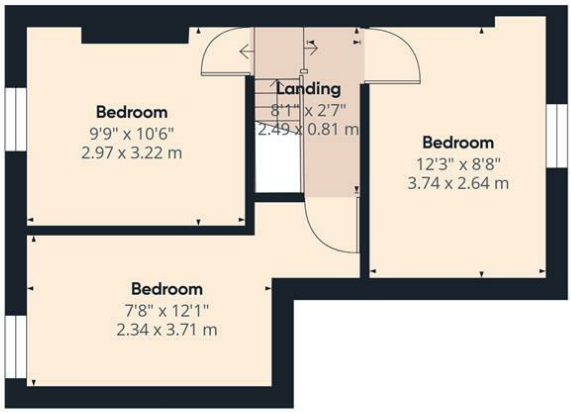
A current landlord's gas safety certificates are in place along with a new EICR (electrical installation condition report).







Ground Floor



Floor 1

Approximate total area[1]

796.86 ft²

74.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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