MIGHTYHOUSE
ESTATES

https://www.mightyhouse.co.u

# 21 Havelock Street, Lancaster, Lancashire, LA1 4AD

## £178,000


The Property Ombudsman

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Superb opportunity to purchase an income-producing investment property located within easy reach of Lancaster city centre, with bus links to universities and all of its amenities.

This mid-terraced three-bedroom property is deceptively spacious and located in the ever-popular Bowerham area of Lancaster and is within easy reach of both Lancaster University (by bus) and The University of Cumbria. The city centre is also just an 8-10 minute walk away with good amenities and a great choice of bars and restaurants.

This property is let for this academic year 2025/2026 to 3 students at 2 X £118 PPPW X 48 (per person per week) & 1 X 113 PPPW X 48, for the 2026/2027 academic year. offering an annual gross income of £16,752. The property is being advertised for 2026/2027.

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).

*This property does not need an HMO license at this time

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

## Lounge

Laminate flooring, radiator, large double glazed window to front, slate hearth, stairs to first floor.

## Kitchen

Laminate flooring, radiator, large double-glazed window to rear, range of matching wall and base units, space for under-counter fridge, freezer and washing machine, gas hob, electric oven and extractor hood, stainless steel sink, Vaillant combi boiler.

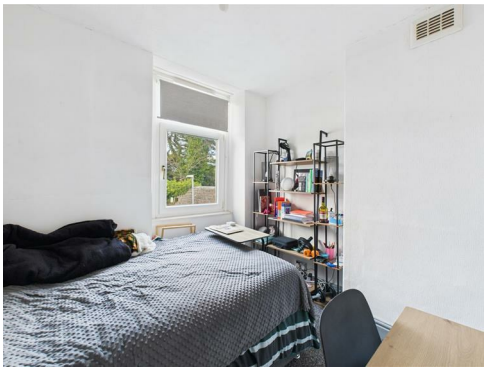
## Bathroom

Tiled floor, tiled walls, bath with overhead thermostatic shower, sink unit with storage, large frosted double glazed window to rear, W.C.

## Bedroom One

Large double glazed window to front, radiator, carpeted.

## Bedroom Two



Large double glazed window to rear, radiator, carpeted.

## Bedroom Three

Large double glazed Velux window, radiator, carpeted.

## Outside

Outdoor tap, gate access to alley, small seating area.

## Useful Information

Tenure Freehold
Council Tax Band (A) - £1,578.14

## Investment Information

Tenure Freehold
Council Tax Band (A) £1,605
Good Letting History
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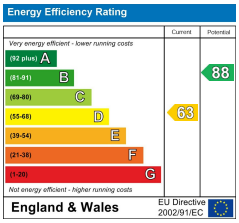
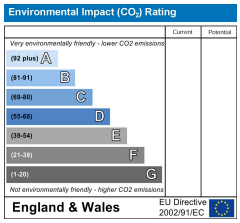
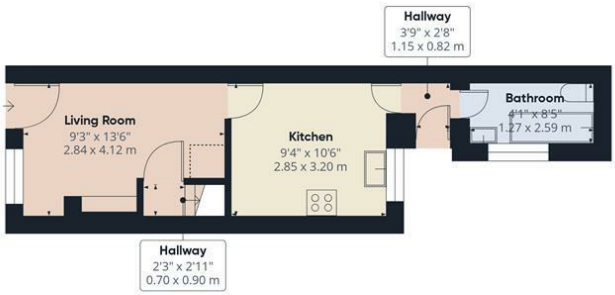
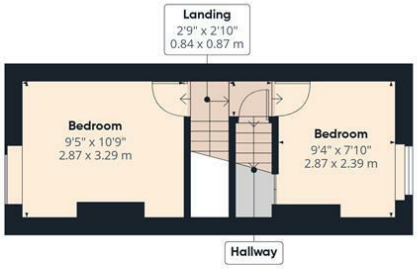





Ground Floor




Floor 1

Floor 2

**Approximate total area**(1)

672 ft²

62.4 m²

**Reduced headroom**

56 ft²

5.2 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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