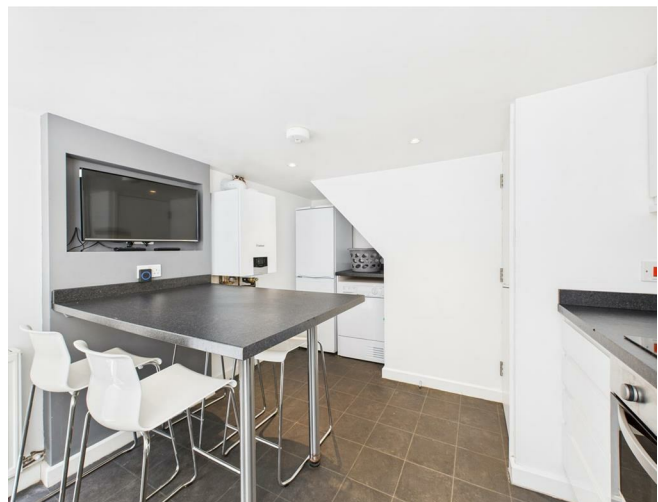


## 86 Aberdeen Road, Lancaster, LA1 3DB



**£240,000**



## IMMACULATELY PRESENTED STUDENT INVESTMENT PROPERTY

Popular Student Area | Accredited by  
Lancaster University Homes  
EPC Rated C | Fibre Broadband  
Installed

This beautifully maintained student property has been successfully let by the current owners for over 20 years and is already fully let for the 2025/26 academic year to four students (4 x £135 per week x 48 weeks), generating a strong gross annual income of £25,920.

Thoughtfully designed with student tenants in mind, the property features a stylish media wall in the lounge – a consistent favourite – along with a spacious kitchen that includes a dedicated dining area and TV.

Additional highlights include:

Recently upgraded EPC rating of C – aligning with proposed future rental regulations

New Vaillant combi boiler 2025

Full-fibre broadband delivering speeds of up to 500mb

South-facing rear garden backing onto open green space – a rare bonus for Lancaster terraces

With an excellent rental track record and compliance with upcoming EPC expectations, this is a standout opportunity for investors looking for a hassle-free, income-generating asset in Lancaster's thriving student market.

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).

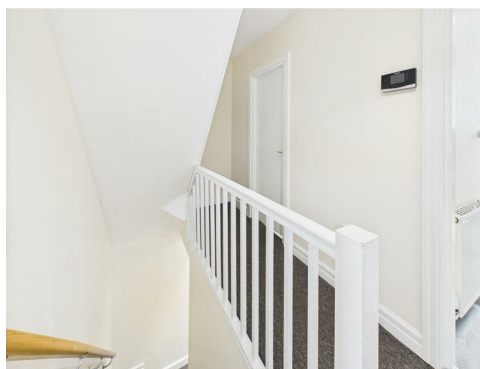
A current landlord's gas safety certificates are in place, along with EICR (electrical installation condition reports).

### Lounge



Double-glazed window to the front, carpeted floor, radiator, cupboard housing gas and electric meters, tv and games points

### Inner Hallway



Stairs to the lower basement and stairs to the first floor.

### Shower Room



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

### Bedroom One



Double-glazed window to the rear, carpeted floor, radiator, desk, TV.

### Lower Ground Floor

#### Kitchen/Diner



Double-glazed window to the rear and double-glazed door to the yard, range of matching wall and base units, stainless steel sink, fitted table and stools, four plates electric hob and extractor hood, electric oven, washing machine, dryer, fridge/freezer, TV, microwave, tiled floor, radiator, Vaillant combi boiler.

## Rear Yard



South-facing spacious rear yard with views over open greenery and access to the shared ginnel.

## First Floor Landing

### Bedroom Two



Double glazed window to the front, carpeted floor, radiator, desk, wardrobe.

### Bedroom Three



Double glazed window to the rear, carpeted floor, radiator, desk, built-in wardrobe.

### Bedroom Four



Double glazed window to the rear, carpeted floor, radiator, desk, wardrobe.

## Investment Information

Freehold

Council Tax Band (A ) £1,605

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New Vaillant Combi Boiler 2025

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EPC Rated C

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