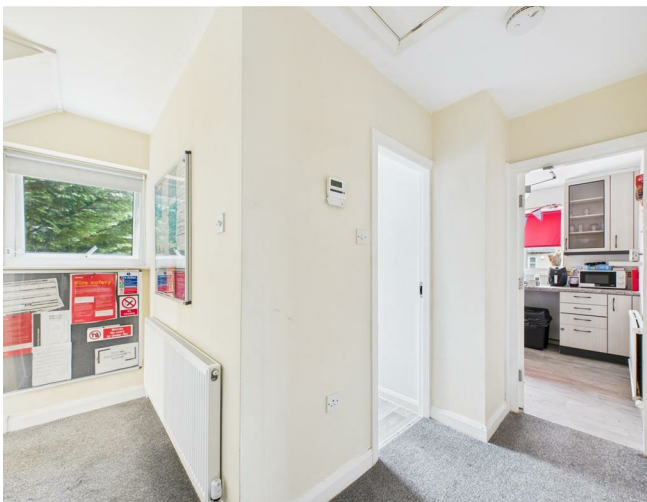


## 1a Vale Road, Lancaster, LA1 2JN



**£120,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
T 01524 548888 E [enquiries@mightyhouse.co.uk](mailto:enquiries@mightyhouse.co.uk) W [www.mightyhouse.co.uk](http://www.mightyhouse.co.uk)



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

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. All bills are paid by the new leaseholder under the current 5-year contract.

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

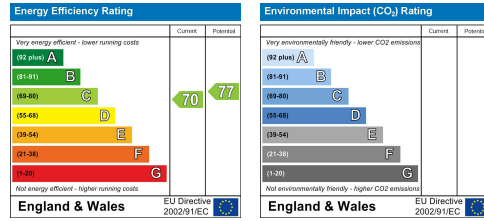


Very spacious room which is great for storage with two double-glazed velux windows, combi boiler, under eaves storage, carpeted floor.

**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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