

7 Railway Street,, Lancaster, LA1 4XA



£225,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

***INCOME PRODUCING
STUDENT PROPERTY*** ***4
LETTINGS BEDROOMS *** 1
SHOWER ROOMS** ONE ***
CLOSE TO THE CITY CENTRE ***
EXCELLENT LETTING HISTORY
*** WELL PRESENTED ***

Income-producing student property close to Lancaster City Centre

The property is within walking distance of all the amenities Lancaster has to offer, including gyms, pubs, clubs, shops, eateries, and health services, ensuring convenience and an attractive lifestyle for its residents.

This property is let for this 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).

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

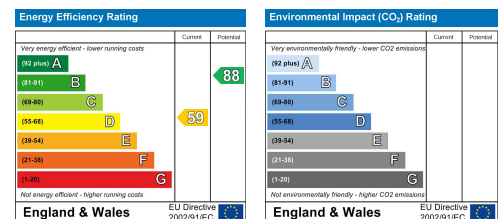
Investment Information

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