

5 Bowerham Terrace, Lancaster, LA1 3AR



£275,000

***INCOME PRODUCING HMO
STUDENT PROPERTY*** ***4
LETTINGS BEDROOMS *** 1
BATH*** 1 SHOWER ROOM
***CLOSE TO THE CITY CENTRE
*** 25 YEARS LETTING HISTORY

Character income-producing property situated close to the city centre with all of the amenities Lancaster has to offer including gyms, pubs, clubs, shops, eateries, and health services. Immaculate throughout, this property has been very well maintained over the years and offers excellent accommodation for students and is only a few minutes walk to the city centre.

This property is let for the next 2024/2025 academic year at 4 x £ 130 x 48 (per person per week) offering an annual gross income of £24,960.

This property has been continuously let to students for the last 25 years.

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).

Entrance Hallway

Laminate floor, radiator, stairs to the first floor.

Lounge

Double-glazed bay window to the front, laminate floor, radiator.

Kitchen/Diner

Double-glazed window to the side, range of matching wall and base units, washing machine, fridge/freezer, cupboard housing Baxi combi boiler, four plate electric hob and oven, extractor hood, integrated dishwasher, stainless steel sink, door to the cellar and door the rear yard, tiled floor, radiator, table and chairs.

Cellar

Double-glazed window to the front, good head height throughout, two storage rooms, radiator and dryer.

Bedroom One

Double-glazed window to rear, carpeted floor, radiator.

First Floor Landing

Bathroom

Double-glazed frosted window, bath with shower attachment, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, vinyl floor, W.C.

Shower Room

Double-glazed frosted window, shower cubicle with Triton electric shower, heated towel rail, wash hand basin, tiled floor, extractor fan, W.C.

Bedroom Two

Double-glazed window to rear, carpeted floor, radiator.

Bedroom Three

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

Bedroom Four

Double-glazed window to front, carpeted floor, radiator.

Outside

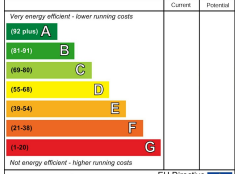
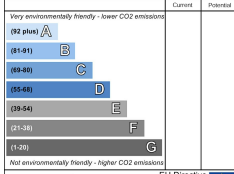
Spacious rear yard with a patio area and gate to access the road.

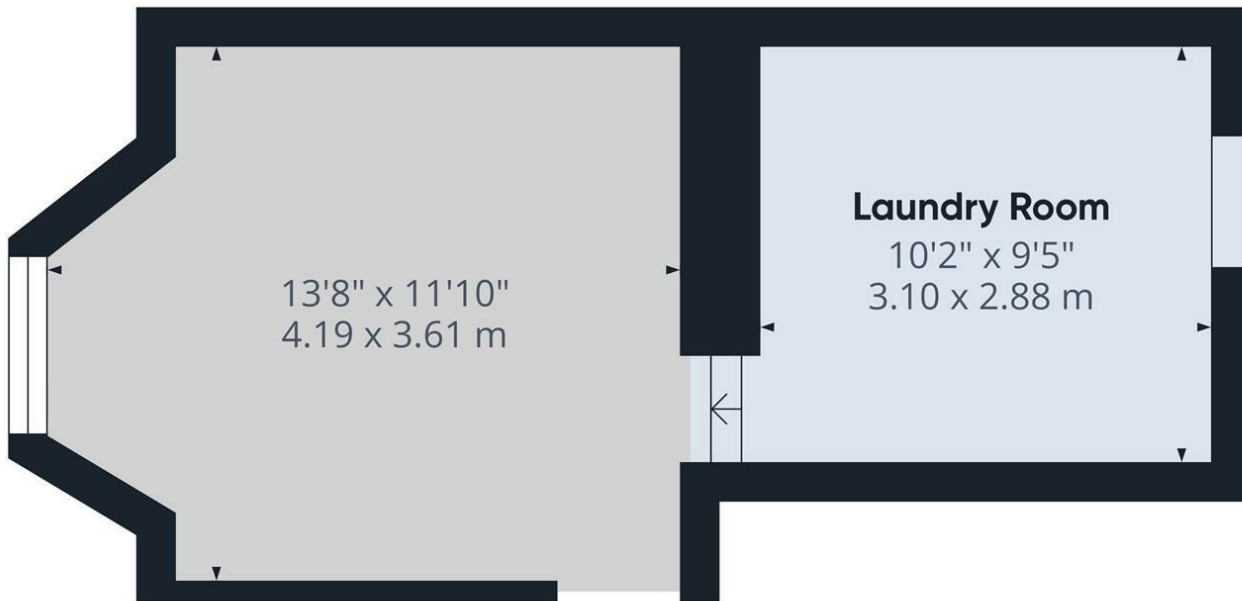
Investment Information/Useful Information

Tenure Freehold
Council Tax Band (C) £2007.16
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

250.58 ft²
23.28 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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