

## 13 Palatine Avenue, Lancaster, LA1 4HD



**£265,000**



Superb opportunity to purchase an income-producing investment property which has been very well maintained and is set in the popular area of Bowerham and close to the heart of Lancaster city centre.

This property has the possibility of being sold as part of a portfolio with three other properties, which offer some unique advantages for potential buyers. This portfolio will appeal to investors looking to diversify their holdings and spread risk across multiple assets. It also provides an opportunity for buyers to acquire a ready-made investment portfolio with the potential for rental income or future appreciation. The property is ideally situated within walking distance of everything Lancaster has to offer, including a wide range of amenities such as gyms, pubs, restaurants, shops, vibrant nightlife, health services, and more, providing the perfect balance of convenience right on your doorstep.

The property is let for this academic year 2024/2025, £120 X 4 PPPW (per person per week) with an annual gross income of £23,040, bills included.

The property is also let for the next academic year 2025/2026, £120 X 4 PPPW (per person per week) with an annual gross income of £23,040, bills included.

With an excellent track record of letting history, this is a future-proof investment that will continue to let well for years to come.

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 require an HMO license at this time\*

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

### Hallway

Stairs to the first floor, radiator, carpeted floor.

### Utility Room

Double-glazed window to the front, range of wall and base units, stainless steel sink, washing machine and dryer, Valliant combi boiler, vinyl floor, radiator.

### Bedroom One



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

### Lounge/Diner



Double-glazed windows to the rear, carpeted floor, radiator.

### Kitchen

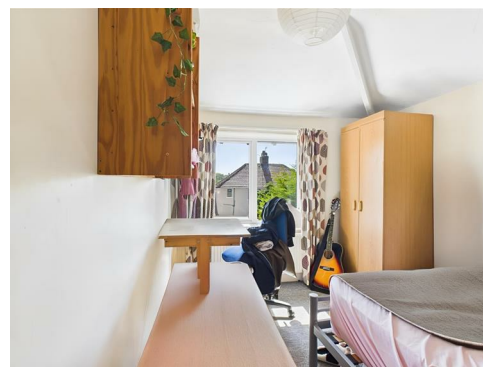


Double-glazed window to the rear, range of matching wall and base units, four plates electric hob and oven, extractor hood, dishwasher, stainless steel sink, fridge/freezer, vinyl floor, double-glazed door to the garden.

### First Floor Landing

Double-glazed window to the rear, access to the loft, carpeted floor.

### Bedroom Two



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

### W.C.

Double-glazed window to the front, wash hand basin, vinyl floor, W.C.

### Bedroom Three

Double-glazed windows to the rear, carpeted floor, radiator

### Bedroom Four

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

## Bathroom



Double-glazed window to the side, panelled bath with thermostatic shower, wash hand basin, heated towel rail, vinyl floor, W.C.

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## Outside



Beautiful lawn gardens with a storage shed and patio area.

## Investment Information

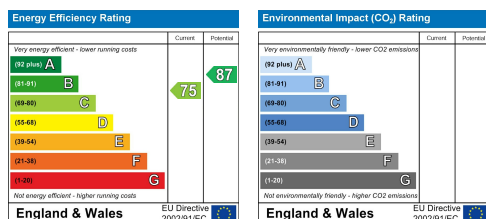
Tenure Freehold

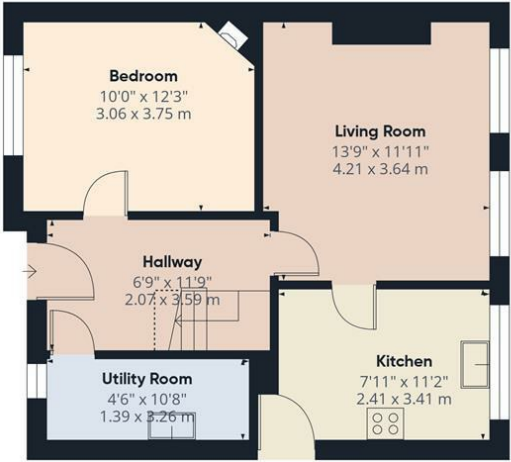
Council Tax Band (B) £1,873

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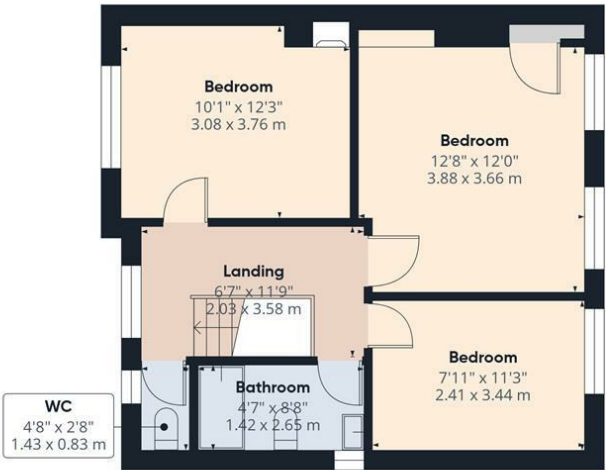
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

987 ft<sup>2</sup>  
91.8 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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