

54 Slaidburn Drive, Lancaster, LA1 4QX



£225,000

Superb opportunity to purchase an income-producing investment property which has been very well maintained and is located within walking distance to the university and a short drive to Lancaster city centre, which offers a wide range of amenities such as gyms, pubs, restaurants, shops, vibrant nightlife.

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 let for this academic year 2024/2025, £125 X 3 PPPW (per person per week) with an annual gross income of £18,000, bills included.

The property is also let for the next academic year 2025/2026, £125 X 3 PPPW (per person per week) with an annual gross income of £18,000, 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, carpeted floor, radiator.

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, washing machine and dryer, vinyl floor, double-glazed door to the garden.

Bedroom One

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

First Floor Landing

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

Bedroom Two

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

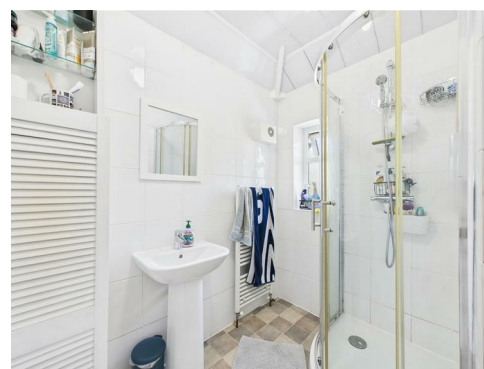
Bedroom Three

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

Bedroom Four

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

Shower Room

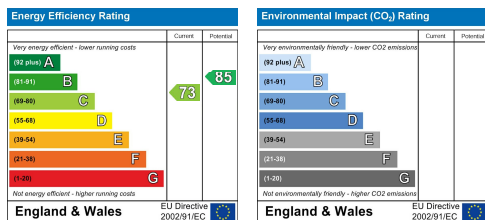


Double-glazed window to the side, shower cubicle with thermostatic shower, wash hand basin, heated towel rail, vinyl floor, extractor fan, cupboard housing Vaillant combi boiler.

W.C.

Double-glazed window to the side, vinyl floor, W.C.

Outside



Enclosed rear garden with lawn and patio area.

Investment Information

Tenure Freehold

Council Tax Band (B) £1,873

The property has had a new roof in 2021

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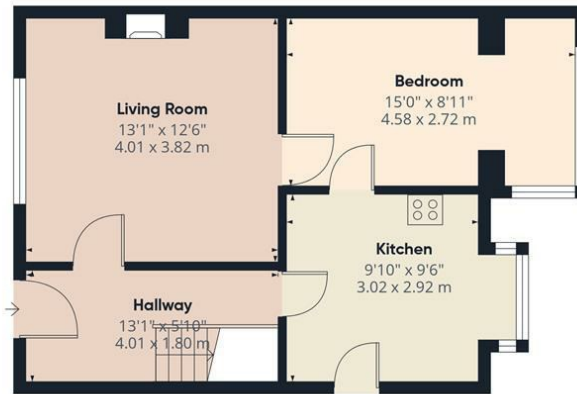
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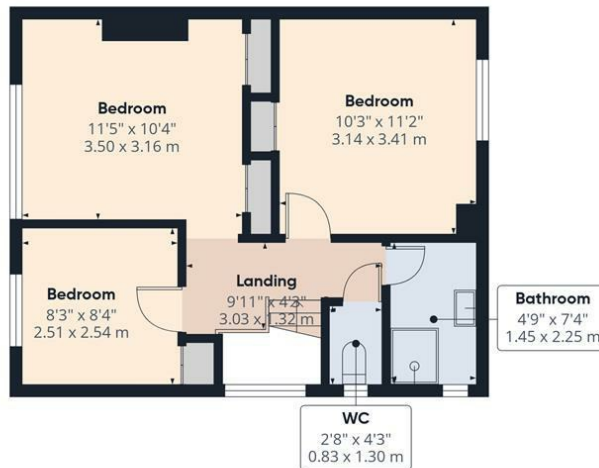


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

890 ft²
82.8 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.

GIRAFFE360



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