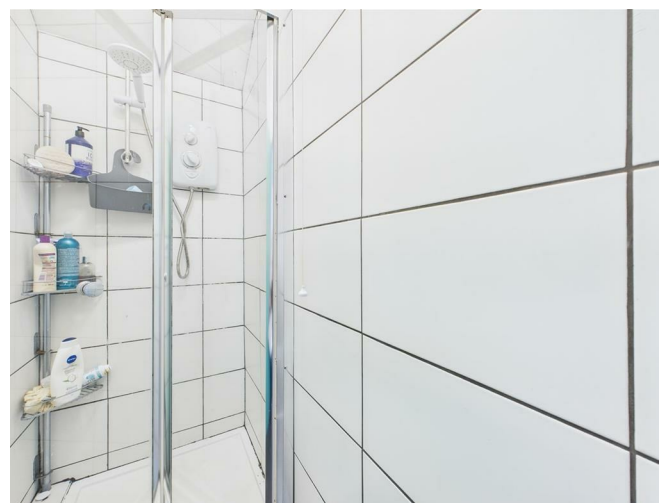


Flat 2 3-5 Damside Street, Lancaster, LA1 1PD



£265,000

***INCOME PRODUCING
STUDENT PROPERTY*** **4
LETTING BEDROOMS *** 2
SHOWER ROOMS*** HEART OF
THE CITY CENTRE ***
EXCELLENT LETTING HISTORY
*** WELL PRESENTED ***

Income-producing student property situated in the heart of the city centre with all of the amenities Lancaster has to offer, including gyms, pubs, clubs, shops, eateries, and health services.

This property has the possibility of being sold as part of a portfolio with another property below, which offers 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.

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

The property is also let for the next 2025/2026 academic year at 4 x £125 PPPW x 48 (per person per week), offering an annual gross income of £24,000.

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



Stairs up to the second floor

Hallway

Carpeted floor, electric radiator.

Lounge



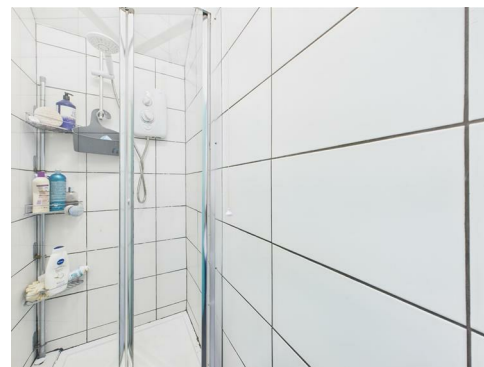
double-glazed velux window, carpeted floor, electric radiator.

Kitchen/Diner



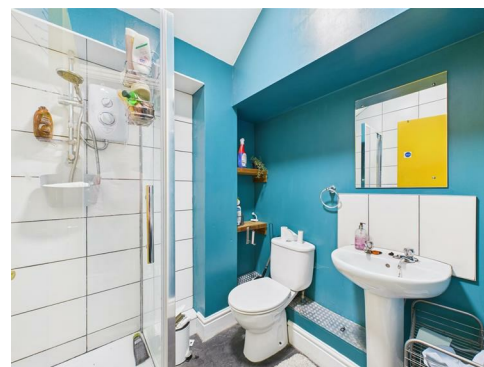
Three double-glazed velux windows, a range of matching wall and base units, breakfast bar, integrated fridge/freezer, stainless steel sink, four plates electric hob and oven, extractor hood, cupboard housing water cylinder, vinyl floor, electric radiator.

Shower Room (1)



Shower cubicle with a thermostatic shower, extractor fan, vinyl floor.

Shower Room (2)



Shower cubicle with a thermostatic shower, wash hand basin, extractor fan, vinyl floor, W.C.

Bedroom Two



Double-glazed velux window, carpeted floor, electric radiator, wash hand basin.

Bedroom One

Double-glazed velux window, carpeted floor, electric radiator, wash hand basin.

Bedroom Three

Double-glazed velux window, carpeted floor, electric radiator, wash hand basin.

Bedroom Four

Double-glazed velux window, carpeted floor, electric radiator, wash hand basin.

Investment information

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Council Tax Band (B) £1,873

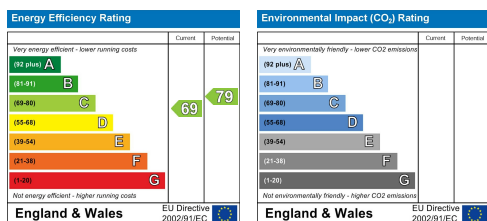
Tenure Leasehold

999 Years

Start Date January 2005

End Date January 3004

979 Years Remaining



Head Office: 83 Bowerham Road Lancaster LA1 4AQ

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