

16 Kenilworth Place, Lancaster, LA1 4HE



£250,000



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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

Let for the 2025/2026 academic year.

Excellent letting history

Superb opportunity to purchase an income-producing investment property located in the sought-after area of Bowerham. A bus stop to Lancaster University is just a couple of minutes away, the University of Cumbria is a 5-minute walk away, and all the local amenities, including a pub, convenience store, and takeaways, are just around the corner. The property also benefits from a large garden to the front and is located towards the end of a cul-de-sac.

The city centre is also just an 8-10 minute walk away with good amenities and a great choice of bars and restaurants.

This property is let for the 2025/2026 academic year at 4 x £120.00 PPPW x 48 (per person per week), offering an annual gross income of £23,040

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).

Hallway



Stairs to the first floor, double-glazed window to the front, carpeted floor, radiator

Lounge



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

Kitchen/Diner



Double-glazed window to the rear, range of matching wall and base units, double-glazed door to the garden, free-standing gas cooker and extractor hood, stainless steel

sink, washing machine, dishwasher, combi boiler, two fridge/freezers.

Bedroom One



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

First Floor Landing



Bedroom Two



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

Bedroom Three



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

Bedroom Four



Double-glazed windows to the front, carpeted floor, radiator, wash hand basin, built-in wardrobes.

Drying Room



Double-glazed window to the front, carpeted floor, radiator, wash hand basin, built-in wardrobes, drying racks.

Bathroom



Double-glazed frosted window to the rear, panelled bath with thermostatic shower, wash hand basin, linen cupboard, radiator, vinyl floor, W.C.

Outside

Large lawn area to the front and a gate to access the rear. Low-maintenance rear garden, patio area and storage shed.

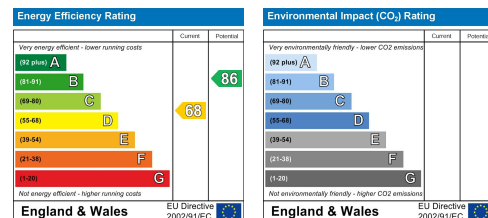
Investment Information/Useful Information

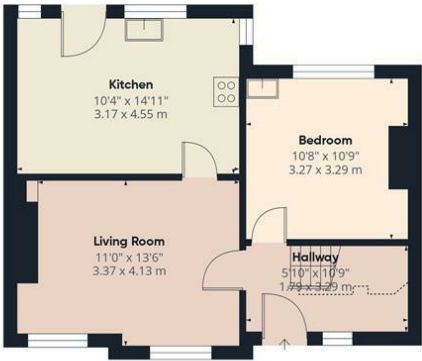
Tenure Freehold
Council Tax Band (B) £1,873
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

974 ft²
90.5 m²

Reduced headroom

21 ft²
1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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