

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



**£295,000**



**INCOME PRODUCING STUDENT PROPERTY \*5 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 above, 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 5 x £105 PPPW x 48 (per person per week), offering an annual gross income of £25,200.

The property is also let for the next 2025/2026 academic year at 5 x £120 PPPW x 48 (per person per week), offering an annual gross income of £28,800.

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).

(This property currently has a valid

HMO license in place granted by the local authority; a new owner will have to apply for their own license upon completion).

## Entrance Hallway

Stairs to the first Floor

## Hallway

Carpeted floor, intercom, electric radiator, store room housing the consumer unit and water cylinder.

## Bedroom One



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

## Bedroom Two

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

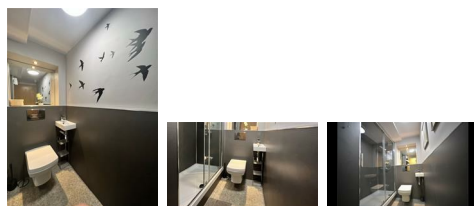
## Shower Room

Shower cubicle with Mira electric shower, wash hand basin, extractor fan, vinyl floor, electric wall heater, W.C.

## Bedroom Three

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

## Shower Room



Double shower cubicle with Mira electric shower, wash hand basin, extractor fan, vinyl floor, electric wall heater, W.C.

## Bedroom Four

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

## Bedroom Five

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

## Kitchen/Diner/Lounge



Lounge area double-glazed windows

## Investment Information

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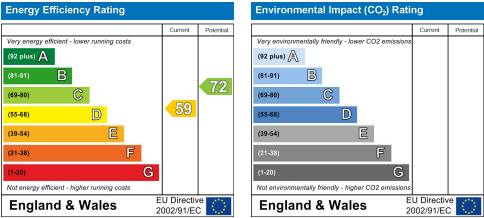
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Council Tax Band (B) £1,873  
Tenure Leasehold  
999 Years  
Start Date January 2005  
End Date January 3004  
979 Years Remaining



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