



R&B

Gees Court, 3a, Moor Lane, Lancaster, LA1 1QD

Gees Court, 3a, Moor Lane, , Lancaster

## The property at a glance

- Charming Building Split into Flats
- Three, One Bedroom Flats
- Character Features including Juliette Balconies
- Double Glazing & Gas Central Heating
- Fantastic Investment Opportunity
- Approx. Rental Potential Income £28,000pa
- Prime City Centre Location
- No Chain

**R&B**  
ESTATE AGENTS

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lancaster@rbestateagents.co.uk  
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**£285,000**



# Get to know the property



CALLING ALL INVESTORS - Block of three flats with an annual rental income of approximately £28,000 per annum. A delightful, stone built character property split into three, one bedroom flats - tucked away in a quiet position within Lancaster City Centre.

Communal entrance to the block leads to communal hallway with access to ground floor flat and stair access to the first and second floor flats. Each flat briefly comprises entrance hall, lounge, kitchen, double bedroom and bathroom, with charming character features including exposed stone walls and ceiling beams. The ground floor flat offers patio doors out to a small outdoor seating area at the front and flats two and three each boast a Juliette balcony overlooking the courtyard.

Entrance to the courtyard is through double gates from Moor Lane - a private and quiet location in a prime City Centre location, within walking distance of a wide range of amenities including shops, Post office, pharmacy, restaurants, supermarkets and much more!

Possibly investment strategies for maximizing value and profitability:

1. Refurbishment of Existing One-Bedroom Flats. Refurbish the existing one-bedroom flats by updating all areas. This would be straight forward refurb that could potentially result in strong rental income or a profitable re sale price. Ideal for student letting.
2. Conversion to Two-Bedroom Apartments. Convert the one-bedroom apartments into two-bedroom units, with a complete refurbishment of all areas. This would enhanced property value and offer a higher return on investment than Option 1. Ideal for student letting
3. Conversion and Furnishing for holiday lettings, catering to short-term lets. This would target both tourists and short-term visitors, alongside students during non-peak periods. Potential for higher income through short-term lets, especially if self-managed.

For a list of the detailed development options and prices, please give the office a call on 01524 889000

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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Lancaster, Lancashire, LA1  
1QD



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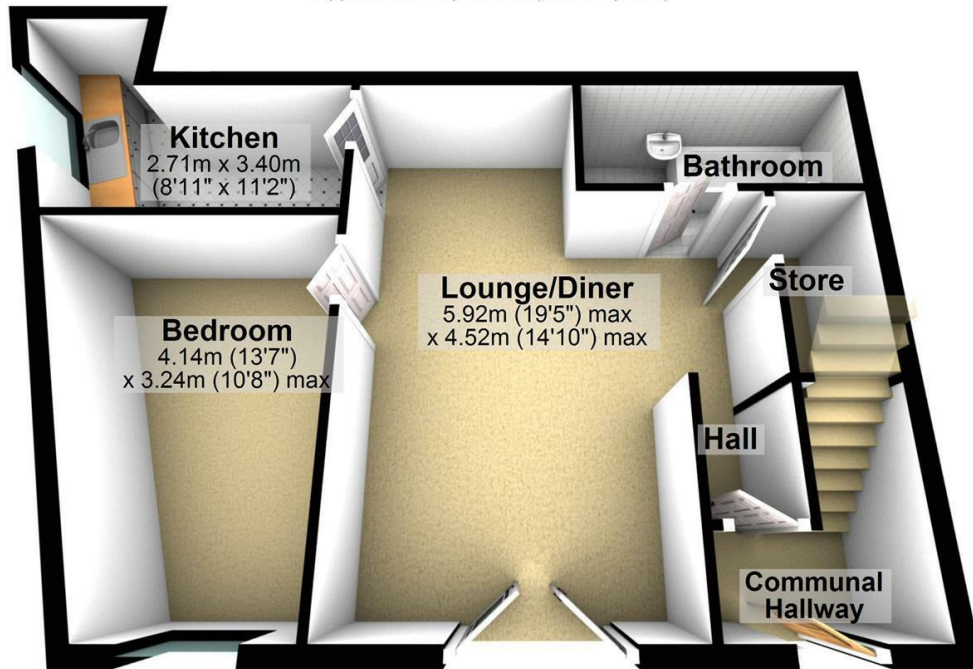
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# Take a nosey round

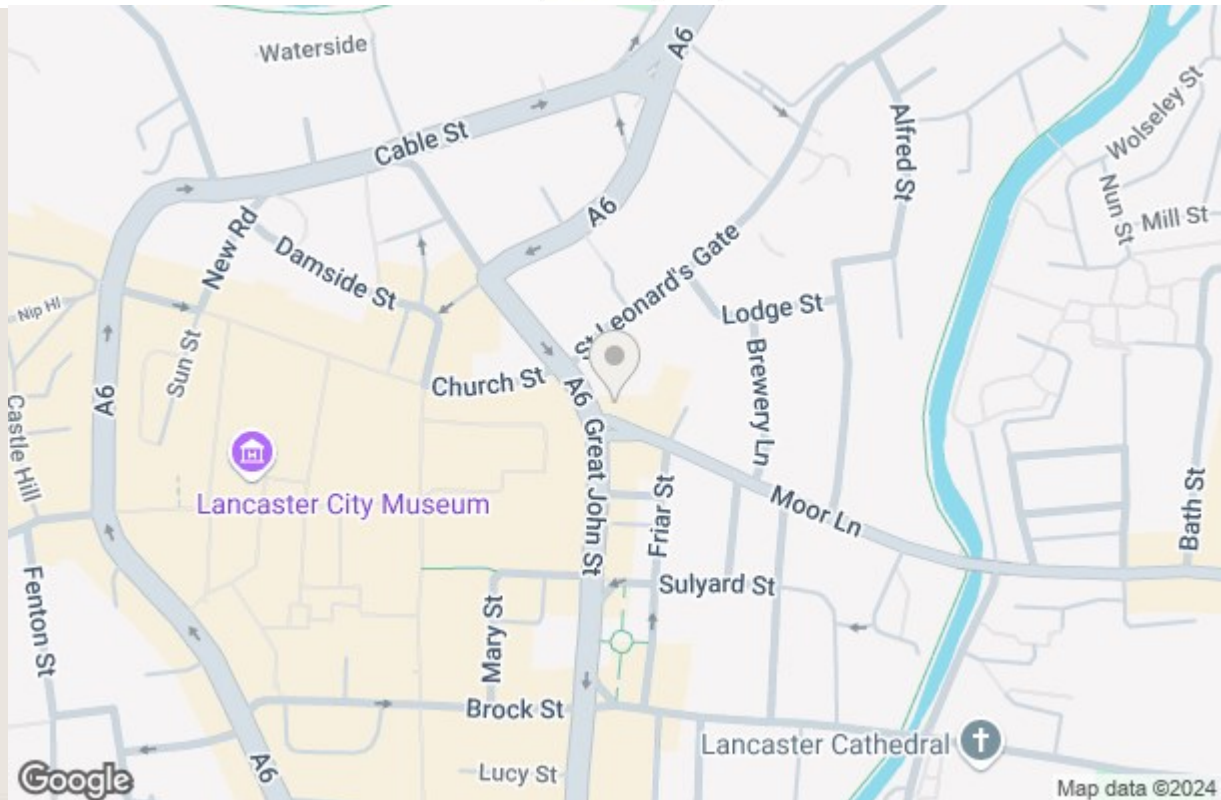
## Ground Floor

Approx. 52.6 sq. metres (566.5 sq. feet)



Total area: approx. 52.6 sq. metres (566.5 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	