

7 Railway Street,, Lancaster, LA1 4XA



£215,000

INVESTMENT OPPORTUNITY – INCOME-GENERATING STUDENT PROPERTY

4 Letting Bedrooms | Excellent
Rental History | Close to Lancaster
City Centre

A well-presented and fully furnished
student property, ideally located
within easy walking distance of
Lancaster's city centre. Residents
benefit from quick access to
universities, gyms, shops,
restaurants, health services, and a
vibrant nightlife – making this a
consistently popular choice for
student tenants.

Let for the 2024/2025 academic year
to two tenants at £110 per person
per week (48 weeks), the property
currently generates a gross income
of £10,560 per annum.

Looking ahead, the property is
advertised for the 2025/2026
academic year at a full occupancy
rate of 4 tenants at £110ppw (48
weeks), offering a potential gross
income of £21,120 per annum.

Additional benefits:

Sold fully furnished (excluding
tenants' personal items)

Gas Safety Certificate in place

New EICR (Electrical Installation
Condition Report)

Excellent investment potential with
scope to increase income

This is a fantastic opportunity to
secure a reliable, income-generating
property in a sought-after student
area.

?? Contact us today for more details
or to arrange a viewing!

Hallway

Carpeted floor, radiator.

Bedroom One

Double-glazed bay window to the
front, carpeted floor, radiator and
cupboard housing the consumer
unit.

Lounge/Diner

Double-glazed window to the rear,
walk-in understairs storage
cupboard, carpeted floor, radiator.

Kitchen

Double-glazed window to the side,
range of matching wall and base
units, stainless steel sink, four plate
ceramic hob and extractor hood,
electric oven, valiant combi boiler,
fridge/freezer, washing machine,
laminated floor, radiator.

Inner Hallway

Laminated floor, door to the yard.

Shower Room

Double glazed frosted window to the
side, shower cubicle with
thermostatic shower, wash hand
basin, extractor fan, tiled floor,
radiator, W.C.

First Floor Landing

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Yard

Spacious rear yard, storage shed,
gate to access front and patio area.

Useful Information

Tenure Freehold

Council Tax Band (A) £1,578.14

No onward chain

New boiler with a warranty.

New guttering was installed last
December

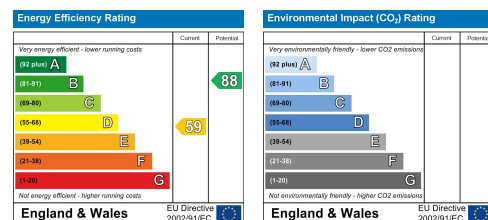
Investment Information

This property was let for the
2024/2025 academic year to 2 x
£110 PPW X 48 (per person per
week) offering an annual gross
income of £10,560.

This property is not currently let for
the next 2025/2026 academic year
but is advertised at 4 x £110 PPW X
48 (per person per week) offering a
potential annual gross income of
£21,120

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 a
new EICR (electrical installation
condition report).



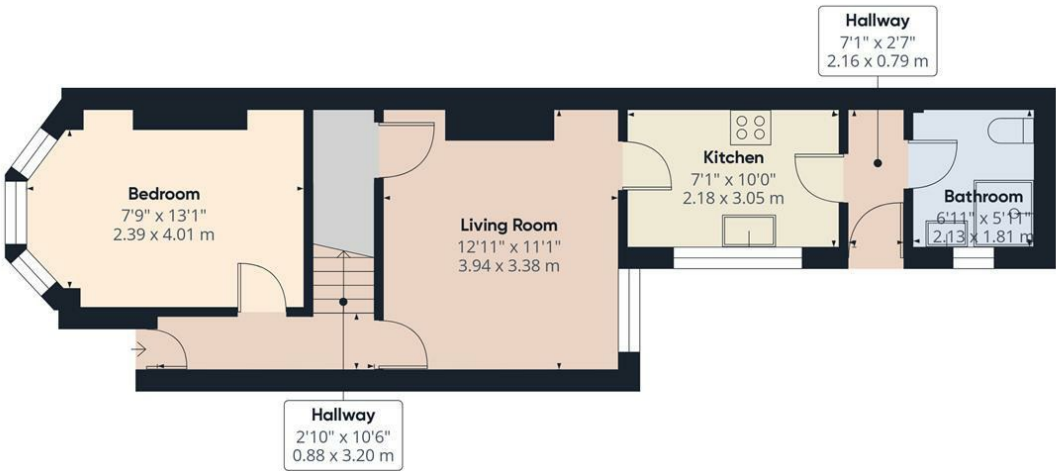
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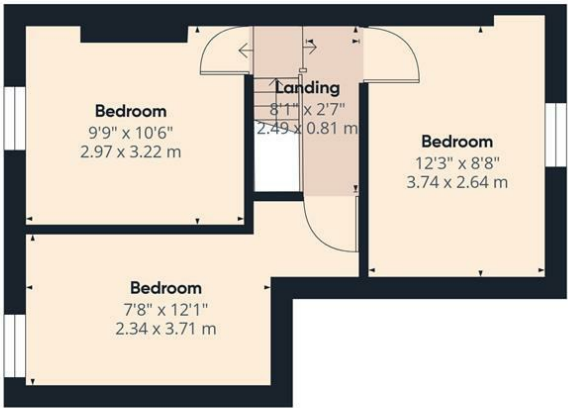


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

796.86 ft²
74.03 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.

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