

## 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 £110pppw (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,  
laminate floor, radiator.

**Inner Hallway**

Laminate 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).

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		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	

