

LOT  
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**By Order of the Executors**

4d Jubilee Court, 129 Flyde Road, Preston PR1 2XP

**Guide Price £28,000\***

**GROUND FLOOR STUDIO WITH STUDENT LET INCOME**



This ground floor studio flat forms part of a student accommodation complex off Flyde Road within walking distance of the University of Lancashire. The area is to the North West of the centre of Preston with shopping facilities and main line rail services. We understand the flat has a spacious room and kitchen with a communal kitchen. This apartment can only be rented to a student, and we understand is currently achieving £100 per week. The property is sold with this ongoing income and will be of interest to investment buyers.

**ACCOMMODATION**

Studio Room, Bathroom, Communal Kitchen.

**TENURE**

Leasehold. 250 years from 21st September 2016, thus approximately 242 years unexpired.  
Ground Rent £450-£500 pa

**LOCAL AUTHORITY & TAX RATING**

Preston City Council  
Council Tax band A  
EPC band C

**VIEWING TIMES**

By appointment through the Auctioneers