

LOT  
**13**

64b Jubilee Court, 129 Flyde Road, Preston PR1 2XP

**Guide Price £20,000\***

**STUDENT LETTING INVESTMENT IN PRIME LOCATION**



This top floor ensuite student room 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 its shopping facilities and main line rail services. We understand the flat has a spacious room with a communal kitchen and lounge area. This apartment can only be rented to a student, and we understand is currently achieving £92 per week when occupied. The seller informs us that the unit is currently held within a pool letting arrangement (so benefits from income when not let but quid pro quo has to share income with other unlet units in the reverse situation). However, at present we are advised that it is let until 11th July 2025. Any buyer would be able to choose whether to continue in the pool or to let separately. This lot will be of interest to investment buyers.

#### **ACCOMMODATION**

Student Room with Ensuite

#### **TENURE**

Leasehold. 250 years from 21st September 2016, thus approximately 242 years unexpired.  
Ground Rent £582.48 pa

#### **LOCAL AUTHORITY & TAX RATING**

Preston City Council  
Council Tax Band A  
EPC Band C

#### **VIEWING TIMES**

By appointment through the Auctioneers