

Preston - 14 Christian Road, Lancashire PR1 8NB
Freehold 6-Bedroom HMO Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £225,000
- Vacant possession
- ERV once refurbished: £35,000 p.a.
- VAT is NOT applicable to this property
- Comprises three-storey 6-bedroom HMO
- Room types include standard and large double
- Total residential GIA of 130 sq m (1,400 sq ft)
- Situated within 2 min walk from Preston Train Station, with occupiers nearby include M&S Foodhall, Starbucks, HSBC, McDonalds, Primark, Caffè Nero, Restaurants, Takeaway and more.



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Property Description:

A three-storey Victorian terrace property comprising 6 double bedrooms, kitchen, lounge and 2.5 bathrooms. The property benefits from rear private courtyard, providing the following accommodation and dimensions:

Ground Floor: 55 sq m (592 sq ft)

Kitchen, lounge, double bedroom, storage

First Floor: 50 sq m (538 sq ft)

3 double bedrooms, 2 bathrooms, wc

Second Floor: 25 sq m (270 sq ft)

2 double bedrooms

Total GIA: 130 sq m (1,400 sq ft)



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Ground Floor



First Floor



Second Floor

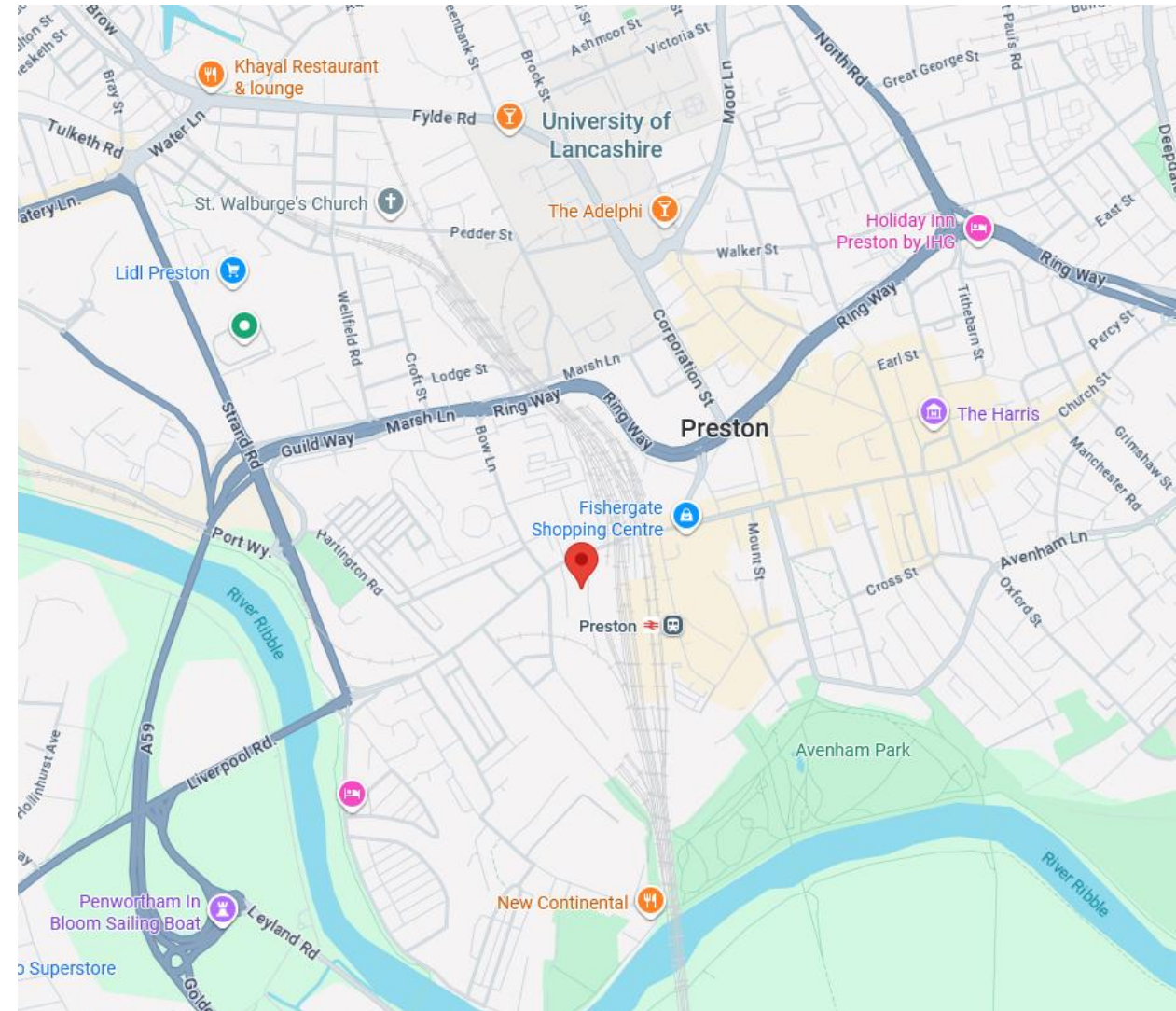
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Location:

Preston is one of Lancashire's principal commercial, educational and administrative centres, as well as home to the University of Lancashire. The property is situated immediately to the south-west of Preston city centre, just off Fishergate and within particularly close proximity to Preston Railway Station. Christian Road forms part of the established Fishergate Hill area, placing the property within walking distance of the city centre, the University of Lancashire campus and Preston's principal shopping, leisure and employment districts. Everyday amenities are readily accessible along Fishergate and within Fishergate Shopping Centre, which includes Primark, TK Maxx, Sports Direct and Poundland, together with cafés and food outlets. Further retailing is available at St George's Shopping Centre, where occupiers include M&S, H&M, Costa, Greggs, O2 and Holland & Barrett.



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Contacts:

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