

**£49,950**

Leighton Street, Preston  
PR1

**Farrell  
Heyworth**  
Sales & Lettings



- **Ideal Investment Property within Walking Distance of UCLAN**
- **Currently Providing Attractive Rental Yields**
- **Studio Apartment Providing Open Plan Living Accommodation**
- **Private Residents Parking**
- **Internal Viewing Recommended to Appreciate Investment Opportunity**



Leighton Hall is located to the south of the University of Central Lancashire city campus and across the street from many of the main buildings and lecture halls. It is perfectly positioned to provide its student residents with a sought after modern, affordable and well managed purpose built accommodation.

The building is fully operational and with studios generating a gross income of approx £7200 per annum, based on 48 weeks paid quarterly, this would provide an excellent investment opportunity.

Bedroom: 2.81m x 3.47m  
Kitchen Area 2.00m x 3.47m

Tenure: Leasehold

Leasehold information: Terms: 150 Years from 1st January 2005

Current Ground Rent, Maintenance and Service Charges: £200 plus 20% of yearly rent achieved.

Council Tax: Band A

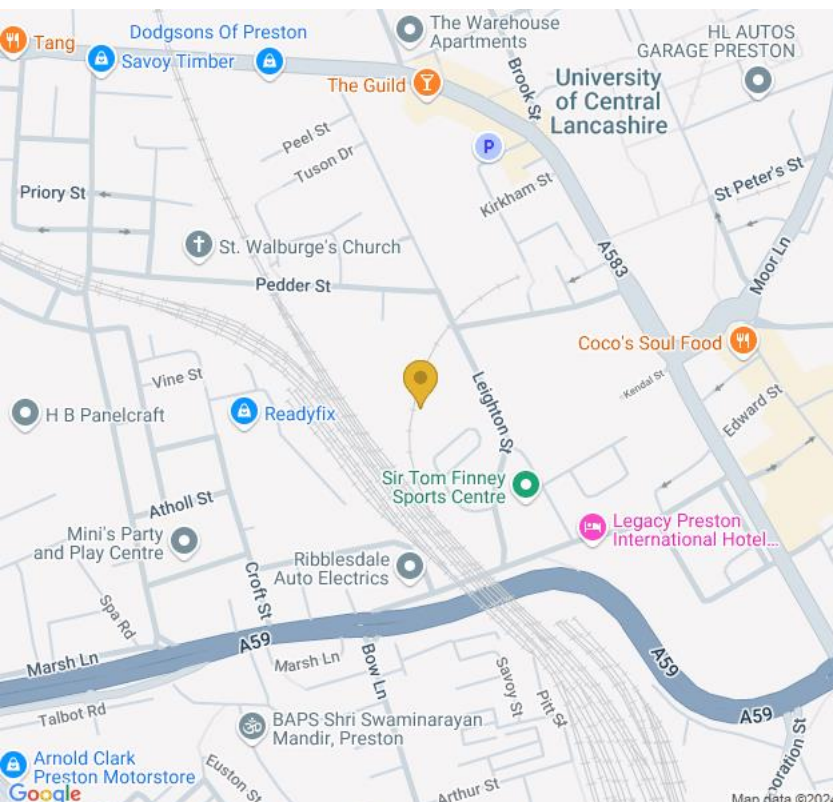
**We can search 1,000s of mortgages for you**

**1 adviser - 80 lenders - 10,000 mortgage schemes!**

**Mortgage Advice Bureau** | Call: 0800 389 1666  
Online: [www.mortgageadvicebureau.com/farrellheyworth](http://www.mortgageadvicebureau.com/farrellheyworth)

Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

MAB 6451



**Preston**  
**309 Garstang Road**  
**Preston PR2 9XJ**

**Tel: 01772 203345**

**Email: [preston@farrellheyworth.co.uk](mailto:preston@farrellheyworth.co.uk)**  
**<https://www.farrellheyworth.co.uk/preston>**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French