

Lot No.: 10

8, ST LEO PLACE

DEVONPORT, PLYMOUTH, DEVON, PL2 1SG



Property Details

Location

St Leo Place is situated between Keyham Road and Charlotte Street adjacent to Devonport Dockyard and Naval Base and within easy reach of Plymouth City Centre about 2 miles distant

Description

A spacious property with accommodation on three floors arranged as 5 self-contained flats. The property is offered subject to existing Assured Shorthold tenancies which at the time of going to print are as follows:-

Flat 1 let at a rent of £438 p.c.m.
Flat 2 let at a rent of £428 p.c.m.
Flat 3 let at a rent of £400 p.c.m.
Flat 4 let at a rent of £500 p.c.m.
Flat 5 let at a rent of £410 p.c.m.

Rental payments are inclusive of water/sewerage charges and electricity for communal areas

EPC Rating:

Flat 1: C.70
Flat 2: D.65
Flat 3: F.26
Flat 4: E.43
Flat 5: D.55

- Freehold Residential Investment
- A substantial property arranged as 5 self-contained flats
- Well situated in an established residential area close to Devonport Dockyard and Naval Base
- At present fully let and producing a gross rental income equating to approximately £26000 per annum

Accommodation

Ground Floor

Communal Vestibule Entrance and Entrance Hall.

A front Ground Floor Flat (Flat 1) comprising:

Lobby, Living Room/Kitchen, Bedroom and ensuite Shower Room with shower, wash hand basin and W.C.

A rear Ground Floor Flat (Flat 2) comprising:

Living Room, Galley Kitchen, Bedroom and en suite Shower Room with shower, wash hand basin and W.C.

First Floor

A rear First Floor Flat (Flat 3) comprising:-

Lobby, Living Room/Kitchen, Bedroom, Shower cubicle and Cloakroom with wash hand basin and W.C.

A front First Floor Flat (Flat 4) comprising:-

Lobby, Living Room/Kitchen, No.1 Bedroom, No.2 Bedroom And Shower Room with shower, wash hand basin and W.C.

Second Floor

Flat 5 comprising:

Living Room/Kitchen, No.1 Bedroom, No.2 Bedroom and Bathroom with bath, wash and basin and W.C.

Outside

Enclosed rear courtyard

Tenure

Freehold subject to existing tenancies at date of completion

Guide Price £170,000 - £190,000

Sole Agents

SHOBROOK & CO LTD

SCOTT RICHARDS, Newfoundland House, 4 Regent Street, Teignmouth, Devon, TQ14 8SL

Tel: 01626 772441 Fax: 01626 779718

Reference: Wilf Ellis

Vendors Solicitors