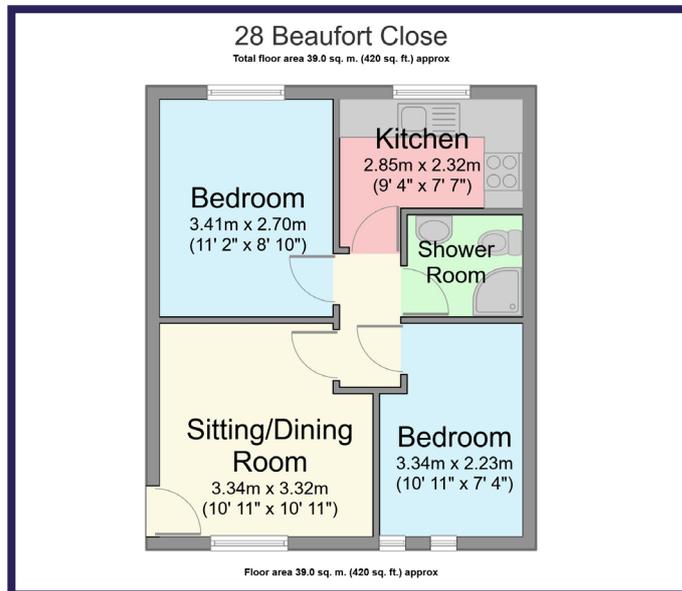


# Lot No.: 4

## 28, BEAUFORT CLOSE

### ST BUDEAUX, PLYMOUTH, DEVON PL5 1AR



- 999 year long leasehold with vacant possession ●
- A purpose built self contained two bedroomed flat in a popular residential district ●
- This first floor apartment forms part of a small block of residential units built during the past 15 years and well suited for owner occupation or for letting purposes ●
- Enjoying the benefit of gas fired central heating and double glazing ●

## Property Details

### Location

Beaufort Close is a cul-de-sac located off Miers Close in close proximity to local schools and other amenities and within easy reach of the district shopping centre in St. Budeaux centred around Wolseley Road. Plymouth City Centre is readily accessible some 4 or 5 miles distant.

### Description

A purpose built self contained first floor apartment of modern construction which is an ideal 'buy to let' opportunity but also well suited for owner occupation.

**EPC Rating:** C72

## Accommodation

### Ground Floor

Communal Entrance Hall and staircase leading to

### First Floor

**28 Beaufort Close** is a self contained apartment comprising:-

Living Room, Inner Hall, Kitchen, No. 1 Bedroom (small double), No. 2 Bedroom (small double) and Shower Room with shower, wash hand basin and W.C.

### Tenure

Long Leasehold with Vacant Possession  
Lease Term 999 years commencing 1st January 2005

Guide Price Circa - £85,000

### Sole Agents

SHOBROOK & CO LTD

### Vendors Solicitors

Legal Services, Plymouth City Council, Ballard House, West Hoe, Plymouth PL1 3BJ  
Tel: 01752 306055 Extension: 6078 Fax: 01752 306083  
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