

# Lot No.: 3

## 74, GEORGE STREET

DEVONPORT, PLYMOUTH, DEVON, PL1 4HR



- Long leasehold with vacant possession
- A purpose built self contained three bedroomed maisonette
- Occupying the top two floors of a block of part commercial/part residential units in the heart of a popular residential district about 2 miles from Plymouth City Centre
- Well suited for refurbishment for owner occupation or for letting purposes as a family dwelling

### Property Details

#### Location

This property is situated on the western side of George Street just to the north of its junction with Clowance Street. Local shops and other amenities are readily accessible and so too are the regeneration areas in Mount Wise and around South Yard of Devonport Dockyard together with associated infrastructure improvements.

#### Description

A spacious maisonette which would benefit from internal refurbishment to include upgrading of fittings where necessary and interior redecoration. However, on completion of modernisation works this good sized apartment would provide an ideal buy to let investment opportunity capable of generating a high rental income when let or for family owner occupation

### Accommodation

#### Third Floor Level:

Entrance Hall, Sitting Room with small balcony, Kitchen and separate W.C.

#### Fourth Floor Level:

Landing, No.1 Bedroom (double), No.2 Bedroom (double), No.3 Bedroom (single) and Bathroom with bath and wash hand basin.

**EPC Rating:** E46

#### Tenure

Long leasehold with vacant possession. Lease commencing 3rd September 1990 and expiring 21st January 2114 at a ground rent of £10 per annum

**Guide Price £65,000 - £70,000**

#### Sole Agents

SHOBROOK & CO LTD

#### Vendors Solicitors

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