

Lot No.: 1

FIRST FLOOR FLAT, 44, HILL PARK CRESCENT NORTH HILL, PLYMOUTH, DEVON, PL4 8JP



- Long leasehold with vacant possession ●
- A two bedroomed self contained first floor flat located in a popular central residential district ●
- Given its close proximity to Mutley Plain, the main campus of Plymouth University and the City Centre this flat is well suited for letting purposes or for owner occupation. ●
- Enjoying the benefit of gas fired central heating, double glazing and a small garden at the rear ●

Property Details

Location

Hill Park Crescent is situated on the eastern side of North Hill twixt Mutey Plain and Plymouth City Centre in the heart of a prime letting district given its central location convenient to many amenities

Description

A two bedroomed first floor flat formed by the conversion of a two storey mid terrace property into two self contained apartments. It is offered with vacant possession but is well suited as a "buy to let" proposition or for owner occupation.

Tenure

Long leasehold with vacant possession.
Lease Term 99 years commencing 21st August, 1987 at a ground rent of £25 per annum.

The two long leaseholders in the building own the freehold between them and the vendor's share of the freehold is included with the sale of the first floor flat. Given this situation there is an opportunity for the two parties at some time in the future to grant a lease extension without the need for payment of a premium.

Accommodation

Ground Floor

Communal Vestibule Entrance and Entrance Hall with separate entrance doors to each one of the flats in the building.

First Floor

The subject flat is a self contained first floor flat comprising:

Landing, Sitting Room, No.1 Bedroom (double), No.2 Bedroom (single), Half Landing, Kitchen, Bathroom with W.C., Box Room and Laundry/Utility Room housing Vaillant central heating and hot water boiler.

Outside

An area of garden to the rear

EPC Rating D65

GUIDE PRICE - £60,000 - £70,000

Sole Agents

SHOBROOK & CO LTD

Vendors Solicitors

WOLFERSTANS, Deptford Chambers, 60/66 North Hill, Plymouth, PL4 8EP

Tel: 01752 663295 FAX: 01752 672021

DX: 8206 Plymouth 1 Reference: John Chapman