

# Lot No.: 6

## 17, ABINGDON ROAD

NORTH HILL, PLYMOUTH, DEVON, PL4 6HZ



- A superior freehold residential investment property
- A substantial property of considerable character arranged as three self contained flats
- Situated in a prime central letting district within walking distance of the City Centre and the main campus of Plymouth University
- Currently fully let and producing a gross rental income equating to approximately £16,860 per annum

**Tenure** Freehold subject to existing tenancies.

### EPC Rating

Garden Level Flat: C70  
Ground Floor Flat: C73  
First Floor Flat: D60

## Property Details

### Location

Abingdon Road is accessed from Alton Road on the western side of North Hill well placed twixt Mutley Plain district shopping centre and Plymouth City Centre both within easy walking distance.

### Description

A bay fronted building arranged as 3 self contained flats enjoying the benefit of a central location in the heart of a popular student letting district and also benefitting from a renewed roof surface, some double glazing, a gas fired central heating system to each flat and a fire safety system has been installed.

The property is offered subject to the existing Assured Shorthold tenancies which at the time of going to print are as follows:

*Garden Flat:* let at a rent of £445 per calendar month

*Ground Floor Flat:* let at a rent of £480 per calendar month

*First Floor Flat:* let at a rent of £480 per calendar month

## Accommodation

### Lower Ground Floor

*A self contained garden level flat accessed from the rear of the site and comprising:*

Lower Hall, Sitting Room, Bedroom (double), Kitchen, Bathroom, Lobby and separate W.C.

### Ground Floor

Communal Vestibule Entrance and Entrance Hall.

*A self contained ground floor flat comprising:*

Hall, Sitting Room, Bedroom (double), Kitchen and Bathroom with W.C.

### First Floor

*A self contained first floor flat comprising:*

Landing, Sitting Room, Bedroom (double), Kitchen and Bathroom with W.C.

### Outside

Forecourt and rear courtyard

## Guide Price Circa £200,000

### Sole Agents

SHOBROOK & CO LTD

### Vendors Solicitors

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