

**Lot No.: 8**

**65, CITADEL ROAD**  
**THE HOE, PLYMOUTH, DEVON, PL1 3AX**



- A superior freehold residential investment property ●
- An imposing building of undoubted character arranged as 4 self contained apartments ●
- Situated in a much favoured residential area twixt Plymouth Hoe and the City Centre ●
- A prime letting area but also popular for owner occupation due to its central location within easy walking distance of the City Centre and also the waterfront along Plymouth Hoe and West Hoe ●
- Currently fully let and producing a gross rental income equating to approximately £24900 per annum ●

**Guide Price Circa £300,000**

**Sole Agents**

SHOBROOK & CO LTD

**Vendors Solicitors**

KITSONS, Langage Business Park, Ashleigh Way, Plymouth  
Tel: 01752 603040 Fax: 1234568798  
DX: 125 125 Reference: Jane Bromley

# Lot No.: 8

## 65, CITADEL ROAD

### CONTINUED

#### Property Details

##### Location

Citadel Road links West Hoe with The Barbican and runs parallel to the City Centre and Plymouth Hoe. It contains many Grade II Listed Buildings of which this one is a prime example incorporating interesting architectural features.

##### Description

A substantial Victorian property with accommodation over five floors arranged as self contained flats at lower ground, ground and first floor levels, together with a self contained maisonette occupying the upper two floors of the building. The property enjoys the benefit of a hard wired fire safety system and each flat is fitted with a gas fired central heating system. The property is offered subject to the existing Assured Shorthold tenancies which at the time of going to print are as follows:-

*Lower Ground Floor Flat:* Flat 1 let at a rent of £500 per calendar month

*Ground Floor Flat:* Flat 2 let at a rent of £450 per calendar month

*First Floor Flat:* Flat 3 let at a rent of £525 per calendar month

*Second/Third Floor Maisonette:* Flat 4 let at a rent of £600 per calendar month

##### Tenure

Freehold subject to existing tenancies.

##### EPC Rating

<i>Lower Ground Floor Flat:</i>	C74
<i>Ground Floor Flat:</i>	C76
<i>First Floor Flat:</i>	C74
<i>Second/Third Floor Maisonette:</i>	B81

#### Accommodation

##### Lower Ground Floor

*A self contained flat accessed from forecourt and comprising:*

Outer Hall, Inner Hall, Sitting Room, Bedroom (double), Lobby to Bathroom with W.C., Breakfast Room and Kitchen

##### Ground Floor

Communal Vestibule Entrance and Entrance Hall.

*A self contained ground floor flat comprising:*

Entrance Hall, Sitting Room, Bedroom (double), Lower Hall, Kitchen/Breakfast Room and Bathroom with W.C.

##### First Floor

*A self contained first floor flat comprising:*

Entrance Hall, Sitting Room, Kitchen, No.1 Bedroom (double), Lower Hall, No.2 Bedroom (double) and Bathroom with W.C.

##### Second/Third Floors

*A self contained maisonette comprising:*

Half Landing, Box Room, Laundry/Utility Room, Shower Room with W.C., Landing, Sitting Room, Kitchen/Breakfast Room, Landing, No.1 Bedroom (double), No. 2 Bedroom (double), No.3 Bedroom (single) and Shower Room with W.C.

##### Outside

Small enclosed rear courtyard with potential to form a single car parking space accessed from St James Place at the rear of the site.

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