

Lot No.: 9

68, NORTH ROAD EAST
CENTRAL PLYMOUTH, DEVON, PL4 6AL



- A superior freehold residential investment property ●
- A spacious and well presented building arranged as four attractive self contained apartments with car parking facility at the rear of the site ●
- Situated in a prime letting district in very close proximity to the main campus of the University and also within easy walking distance of the City Centre ●
- Currently fully let and producing a gross rental income equating to approximately £23940 per annum ●
- A rare opportunity to acquire a high income earning investment opportunity in a favoured central residential location ●

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

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68, NORTH ROAD EAST

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Property Details

Location

North Road East links the City Centre to Mutley Plain and is extremely well placed for Plymouth University's main campus, the main line railway station and the City Centre itself all within easy walking distance.

Description

A substantial mid terrace property with accommodation over five floors arranged as a 2 bedroomed maisonette on the top two floors, two 2 bedroomed flats on the ground and lower ground floors respectively and a 1 bedroomed flat on the first floor. Each flat enjoys the benefit of gas fired central heating and there is a car park facility at the rear of the site. An external staircase at the rear of the building serves as a secondary means of escape and a hard wired fire safety system is fitted.

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 A let at a rent of £495 per calendar month

Ground Floor Flat: Flat B let at a rent of £475 per calendar month

First Floor Flat: Flat C let at a rent of £425 per calendar month

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

EPC Rating

Lower Ground Floor Flat:	D63
Ground Floor Flat:	C74
First Floor Flat:	C77
Second/Third Floor Maisonette:	E50

Accommodation

Lower Ground Floor

A self contained Lower Ground Floor Flat comprising:

Reception Hall, Sitting Room, No.1 Bedroom (double), Child's Bedroom, Kitchen and Bathroom with W.C.

Ground Floor

Communal Vestibule Entrance and Entrance Hall.

A self contained ground floor flat comprising:

Hall, Sitting Room, No.1 Bedroom (double), Kitchen, Study or No.2 Bedroom (single) and Bathroom with W.C.

First Floor

Communal Half Landing with 3 store cupboards and rear entrance door leading to fire escape.

A self contained first floor flat comprising:

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

Second/Third Floors

A self contained Maisonette on two floors comprising:

Hall, Sitting Room/Dining Room, Kitchen, Bathroom with W.C., Landing, No.1 Bedroom (double) and No.2 Bedroom (double).

Outside

Front garden and rear courtyard providing car parking facility for approximately 3 cars.

Tenure

Freehold subject to existing tenancies.

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