

## Torrington Court | North Road East | Plymouth | PL4 6AX

Guide £130,000-£140,000

A two bedroom first floor flat, situated within a prime location.

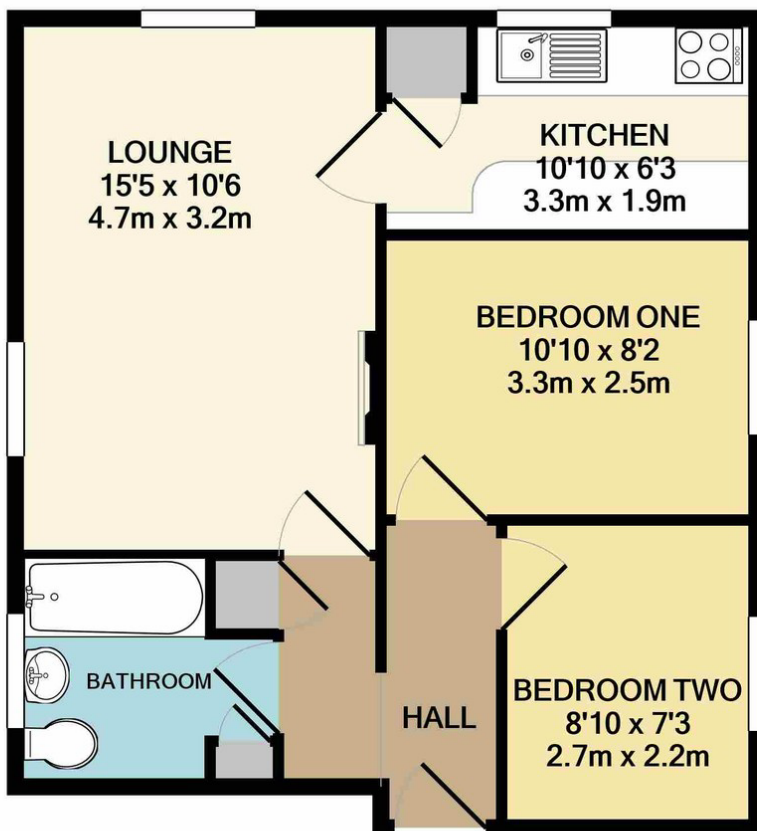
This recently decorated, bright property is located within a short walk of Plymouth University, Mutley Plain, Plymouth Train Station and the City Centre.

Upon inspection, you will find an entrance hall, dual aspect living room, kitchen, two bedroom both capable of taking a double bed and bathroom.

The Property is currently let under an Assured Shorthold tenancy and generates £10,500 per year which equates to 8.1% gross yield, however the property will be offered with vacant possession from 31st December 2023.

- Self Contained Flat
- Two Double Bedrooms
- Gas Central Heating System
- Open Plan Living Room
- University Location
- Close To Local Facilities
- Close To Station
- Walking Distance To City





TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.1 SQ.M.)

## Contact Details

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements