



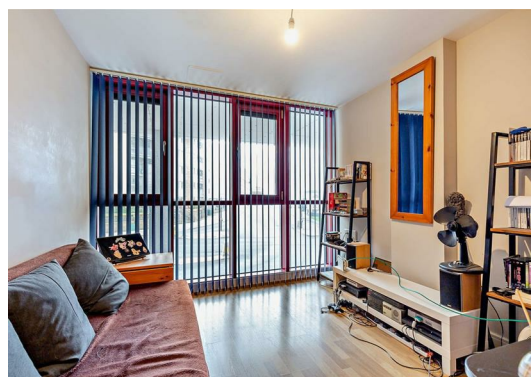
Flat 54, 26 The Crescent, Plymouth, PL1 3FH Offers in excess of £75,000

SOLD WITH A TENANT IN SITU or WITH VACANT POSSESSION

Goodmove are looking for an investor to purchase this superb apartment which is located in the heart of Plymouth and has access to all the local amenities, railway links, ports and coastline.

The property is sold with a tenant in situ or vacant and currently achieves just over 7% yield.

The property offers light and space and is among an apartment block of similar homes. Enter the property via the communal entrance and head to the first floor where this apartment is located. There is a spacious lounge, fitted kitchen and bedroom with fitted wardrobes and bathroom.



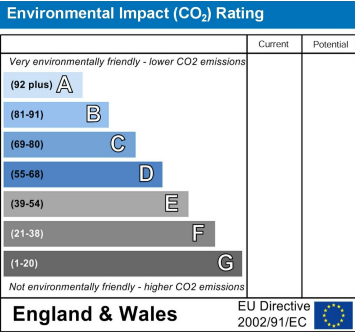
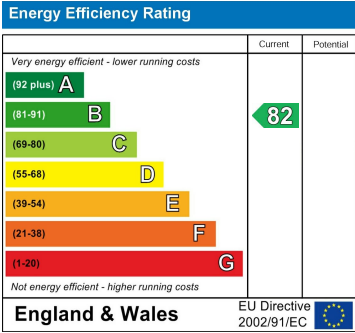
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold information

We have been advised the following information via the vendor.
All information should be checked and verified through the conveyancing process.

There are 104 years remaining on the lease
Ground rent £250 per annum
Service Charge £2700 per annum



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