



£115,000 LEASEHOLD

BARING STREET, GREENBANK, PLYMOUTH

****CASH BUYER'S ONLY (absent freeholder)****

Situated within a PERIOD property and in a CENTRAL location is this 2 DOUBLE bedroom GROUND FLOOR flat. Currently LET to STUDENTS, on 50 week contracts until August 2024, producing a gross INCOME of £12,850 per annum. The accommodation comprises of communal room, fitted kitchen and bathroom, 2 double bedrooms, enclosed courtyard, UPVC double glazing and gas central heating.

EPC = D

PROPERTY DETAILS

999 year lease since November 1999 (965 years remaining)

Reverse freehold

Council tax band - A

Communal front door to;

COMMUNAL ENTRANCE HALL

Private door to ground floor flat.

ENTRANCE HALL

Panelled radiator, doors lead from the entrance hall providing access to all ground floor rooms.

KITCHEN

10'2 x 9'7 (3.11m x 2.92m)

Range of beech effect base and eye level storage cupboards with roll top working surfaces, inset single bowl, single drainer, stainless steel sink unit with mixer tap, adjacent recess with plumbing for a washing machine, cooker recess, extractor fan, space for an upright fridge/freezer, UPVC double glazed door to rear courtyard, further door to;

LOUNGE/COMMUNAL ROOM

10'9 x 7'9 (3.28m x 2.37m)

Panelled radiator, UPVC double glazed window to side elevation, built in storage cupboard housing wall mounted gas boiler providing hot water and central heating.

BATHROOM

White suite comprising panelled bath with electric shower over, tiled surround and glazed shower screen, low level WC, pedestal basin, panelled radiator, opaque UPVC double glazed window to side elevation.

BEDROOM ONE

16'5 into bay x 13' (5.01m x 3.97m)

Panelled radiator, UPVC double glazed bay window to front elevation.

BEDROOM TWO

12'8 x 11'5 (3.86m x 3.50m)

Panelled radiator, UPVC double glazed window to rear elevation.

OUTSIDE

To the rear of the property is an enclosed courtyard.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate. All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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