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£850,000 FREEHOLD

THE TOWN HOUSE, HARWELL STREET, PLYMOUTH

A perfectly positioned, CENTRALLY LOCATED and FULLY LET 16 bed ensuite development currently occupied by students. Achieving a RENTAL INCOME of £90,840 for 2023/24 and being marketed for 2024/25 with a RENTAL INCOME of £99,950, makes this a great investment with a good income. The property is cleverly arranged into 3 self contained apartments and a studio room. Situated within walking distance to the UNIVERSITY, Supermarkets, bus routes and City centre, and an additional benefit of this property is 4 OFF ROAD PARKING spaces.

EPC = C, C, D







PROPERTY DETAILS

FLAT 1

Comprising of 6 double en-suite bedrooms, entrance hallway and kitchen/communal space.

STUDIO ROOM

Comprising of an en-suite double bedroom and small kitchen area.

FLAT 2

Four double en-suite bedrooms with kitchen/communal space.

FLAT 3

Comprising of 5 double bedrooms with en-suites, communal hallway, kitchen/communal space.

OUTSIDE

To the front of the property is a parking area, suitable for parking 4 cars off-road.

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

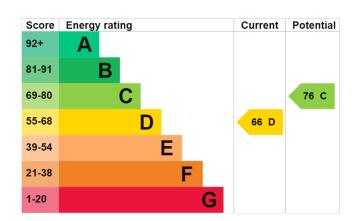
The Consumer Protection Regulations

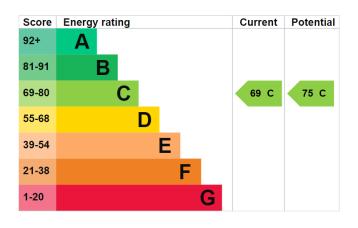
Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

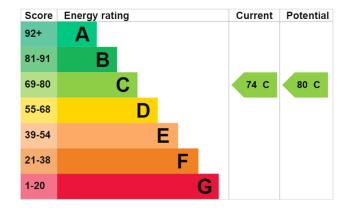
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Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. 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.







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