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£750,000 FREEHOLD

RADFORD ROAD, WEST HOE, PLYMOUTH

A rare INVESTMENT opportunity to acquire 2 interconnecting properties, split into 9 self-contained flats (4 x 2 bedroom flats and 5 x 1 bedroom flats). FULLY LET, producing a RENTAL income of £59,850, located in a sought-after position and within walking distance of Plymouth HOE seafront and Plymouth City Centre.

EPC – D, D, D, D, E, E, E, E, E



PROPERTY DETAILS

COUNCIL TAX BAND – A, A

8 RADFORD ROAD

Communal entrance with stairs to all floors and internal rear fire escape providing access to the rear courtyard.

FLAT 1 (Ground floor) Entrance hall, lounge kitchen, bathroom, 2 bedrooms, rental income £675pcm.

FLAT 2 (First floor) Entrance hall, lounge, kitchen, bathroom, 1 double bedroom, rental income £650pcm.

FLAT 3 (Maisonette) Entrance hall, kitchen/living room, shower room, first floor attic room, rental income £467.50pcm.

FLAT 4 (Second floor) Entrance hall, lounge, kitchen, bathroom, bedroom, staircase to master bedroom with en suite shower, rental income £600pcm.

9 RADFORD ROAD

FLAT 1 (Ground floor) Entrance hall, kitchen/living room, shower room, bedroom, rental income £450pcm.

FLAT 2 (Ground floor) Entrance hall, kitchen/living room, bedroom, shower room and separate WC, rental income £525pcm.

FLAT 3 (First floor) Entrance hall, kitchen/living room, shower room, 2 bedrooms, rental income £550pcm.

FLAT 4 (First floor) Entrance hall, kitchen/living room, shower room, staircase to upper floor with bedroom, rental income £475pcm.

FLAT 5 (Second floor) Entrance hall, lounge, kitchen, bedroom, bathroom, staircase to upper floor with master bedroom, rental income £595pcm.

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 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		
55-68	D		68 D
39-54	E	39 E	
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	40 E	
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

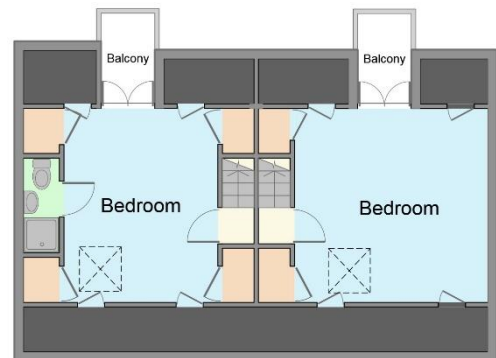
(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
62	75

8 & 9 Radford Road

Total floor area 448.0 sq. m. (4,822 sq. ft.) approx



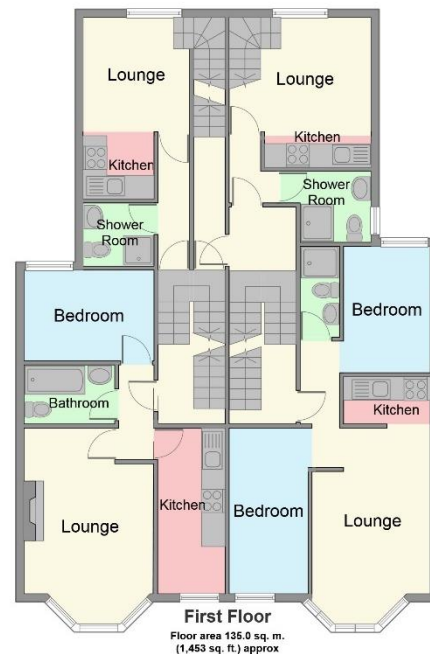
Third Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx

Floor plans are for identification purposes only.
All measurements are approximate.

Created using Vision Publisher™

Total floor area 448.0 sq. m. (4,822 sq. ft.) approx



Floor plans are for identification purposes only.
All measurements are approximate.

Created using Vision Publisher™

