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£100,000 LEASEHOLD

BAYSWATER ROAD, CITY CENTRE, PLYMOUTH

A centrally located 2 DOUBLE letting room TOP FLOOR flat, FULLY LET to Students, currently achieving a RENTAL INCOME of £13,000 per year and RE-LET for the next academic year (26/27) achieving £13,000 per year. Positioned for EASE and convenience, this property is ideally situated just a stones throw to Plymouth Train Station and a SHORT walk to the University Campus and every day amenities. The property comprises of a GOOD SIZED communal room/dining room with access onto a balcony, separate fitted kitchen, 2 double letting rooms, a modern shower room and communal gardens, with a useful drying area and bin store.

EPC – C



PROPERTY DETAILS

Management company: Plymouth Community Homes

Service/Maintenance charges: £200 per year

Lease information: 125 years from 1989 (89 years remaining)

Council tax band - A

Communal entrance via entry phone system with staircase to the top floor. Private door to;

ENTRANCE HALL

Wood laminate flooring, panelled radiator, wall mounted entry phone system, walk-in storage cupboard, doors lead off the entrance hall providing access to all rooms.

COMMUNAL ROOM/DINING ROOM

13'4 x 10'8 (4.1m x 3.3m)

Wood laminate flooring, panelled radiator, UPVC double glazed door with matching windows providing access to;

BALCONY

Views to front elevation.

KITCHEN

11'1 x 8'8 (3.4m x 2.7m)

Fitted with a range of beech effect base level storage cupboards, granite effect worktops, inset single bowl single drainer sink unit with mixer tap, adjacent recess with plumbing for a washing machine, integrated oven and 5 burner gas hob with extractor canopy over, space for an American style fridge freezer, wall mounted gas boiler providing hot water and central heating, UPVC double glazed window to rear elevation, panelled radiator.

SHOWER ROOM

White suite comprising corner glazed shower cubicle with mixer shower, pedestal basin, low level WC, panelled radiator, fully tiled walls, extractor fan, opaque UPVC double glazed window to rear elevation.

LETTING ROOM ONE

11'1 x 11'1 (3.4m x 3.4m)

Wood laminate flooring, UPVC double glazed window to front elevation, panelled radiator.

LETTING ROOM TWO

13'1 x 10'4 (4m x 3.2m)

Wood laminate flooring, panelled radiator, built-in wardrobe, UPVC double glazed window to front elevation.

OUTSIDE

There are communal gardens surrounding the property, with a useful communal drying area and bin store.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

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	75	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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