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£200,000 LEASEHOLD

CLIFTON PLACE, GREENBANK, PLYMOUTH

Situated in a prime central location is this FULLY LET four letting room first floor maisonette, arranged over three floors and has a communal courtyard garden to the rear. Currently fully let to Students on 50-week contracts and RE-LET for the next academic year (2025/2026) producing a gross income of £25,000 per annum. The position of the property is so convenient for students, being within walking distance to the University Campus, North Hill, being best known for bars, restaurants and pubs and Drake Circus Shopping Centre.



PROPERTY DETAILS

Lease information – 153 years remaining

Ground rent – Peppercorn

Share of the freehold

Council tax band – A

EPC - E

Communal entrance to communal entrance hall with staircase to first floor and half landing.

HALF LANDING

UPVC double glazed door to fire escape providing access to the rear courtyard. Further stairs to the first floor landing, electric storage heater, doors lead off the landing providing access to all first floor rooms and further staircase to second floor.

FIRST FLOOR

MAIN LANDING

UPVC double glazed window to rear elevation, stairs to third floor, 2 built-in storage cupboards.

KITCHEN

A range of beech effect base and eye level storage cupboards, rolled top worktops, single bowl single drainer stainless steel sink unit, integrated oven and 4 ring electric hob, plumbing for a washing machine and space for an undercounter fridge or freezer, UPVC double glazed window to rear elevation, archway to;

COMMUNAL LOUNGE

UPVC double glazed window to front elevation, electric heater.

LETTING ROOM ONE

UPVC double glazed window to front elevation, electric heater.

SECOND FLOOR

BATHROOM

White suite comprising P shaped bath with shower over, low level WC, pedestal basin, UPVC double glazed window to rear elevation.

SHOWER ROOM

Tiled shower cubicle, low level WC, pedestal basin, UPVC double glazed window to rear elevation.

LETTING ROOM TWO

UPVC double glazed window to front elevation, electric heater, large built-in wardrobe.

LETTING ROOM THREE

UPVC double glazed window to front elevation, electric heater.

THIRD FLOOR

LETTING ROOM FOUR

Night storage heater, UPVC double glazed window to front elevation.

OUTSIDE

To the rear of the property is a communal courtyard garden, being fully enclosed, shared with the ground floor flat. A pedestrian gate provides access on to the service lane.

SERVICES

Mains, water, electricity and drainage. No gas.

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.

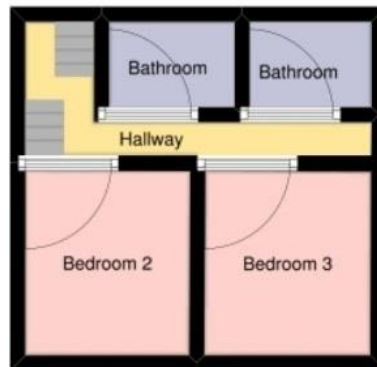
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



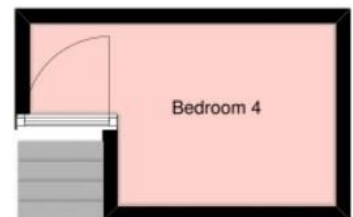
First Floor



Second Floor



Third Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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