



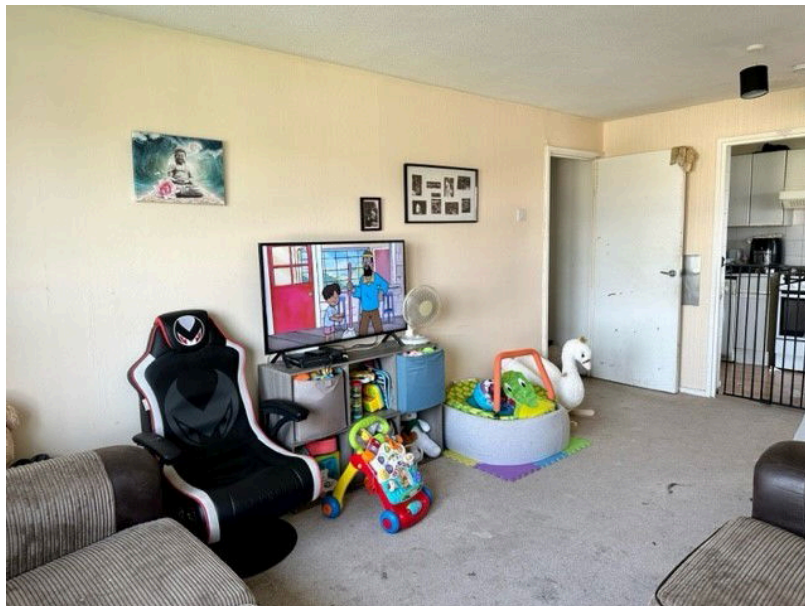
Francis Stuart

HMOs • Lettings • Investments

Cheriton Close, Plymouth, PL5 3QT

Guide Price £60,000

🛏 2 🚿 1 🚿 1



Guide Price of £60,000 to £70,000

Introducing this charming 2-bedroom apartment, a prime addition to your rental portfolio in the West Park neighbourhood of Plymouth.

Step inside, where you'll find a cosy lounge and dining area, a well-appointed kitchen, a family-sized bathroom, and two generously proportioned double bedrooms, ensuring comfortable living.

This property offers modern amenities such as efficient gas central heating and double-glazed windows. Additionally, its breath-taking far-reaching views add to the overall allure.

Currently, the apartment is leased under an assured shorthold tenancy, generating a monthly rental income of £680, resulting in an impressive gross yield of nearly 13%. Don't miss out on this fantastic investment opportunity.

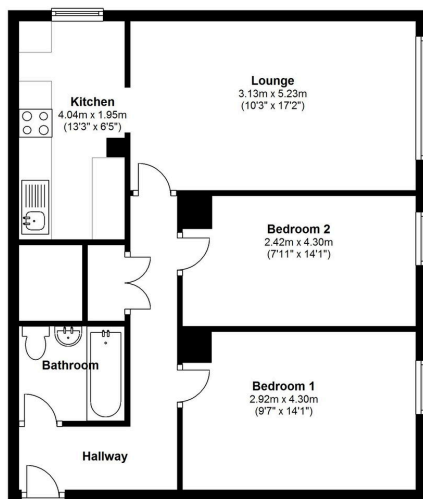
In accordance with the Estate Agents Act 1979, we are obliged to disclose that the seller of this property is an employee/Family member of Francis Stuart.





- Purpose Built Apartment
- 2 Double Bedrooms
- Lounge / Diner
- Double Glazing
- Gas Central Heating
- Far Reaching Views
- Currently Let at £680 PCM
- Gross Yield of 13%

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

40 Mannamead Road, Mutley, Plymouth, PL4 7AF

01752 710047 | www.francis-stuart.co.uk | selling@francis-stuart.co.uk