



Efford Lane, Plymouth

OIRO £90,000

Key Features

- ✓ Purpose built
- ✓ One double bedroom apartment
- ✓ Neutral throughout
- ✓ Shared courtyard
- ✓ Leasehold
- ✓ EPC rating C

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Over & Above



OFFERED TO THE MARKET WITH NO CHAIN! Located on the first floor, the apartment provides spacious living accommodation with ample storage space. Large windows allow natural light to shine through making the apartment light and airy.

Neutrally decorated throughout, the apartment comprises entrance hallway with storage cupboard, good sized living room leading into the kitchen which benefits from a fitted electric oven and hob and is finished with matching wall and base units, fitted marble effect worktop and inset sink with drainer.

To the rear of the property, the bedroom is double in size and has an additional storage cupboard and plenty of space for bedroom furniture.

Fully tiled with grey marble effect tiles, the bathroom comprises a fitted bath, hand basin with pedestal with single hot and cold taps and low-rise toilet cistern with level handle flush. Black tile effect fully fitted flooring.

Externally to the rear of the building there is a shared courtyard.

Located close to local amenities and local bus routes, the apartment is within walking distance to Mutley Plain and local Primary Schools and Nurseries.





The property currently has a tenant in situ and earns an annual rental market rent figure of £8,100pa which produces an estimated yield of approx. 9% making it a fantastic investment opportunity. The property can also be sold with vacant possession for buyers looking to take a step on the property ladder.

Tenure: Leasehold
Owners of Freehold: Plymouth Community Homes
Expiry date of the Lease: 2129 (Approx.; 106 years left)
Ground rent: £10pa
Service charge: £871.16pa/£72.60 per month
Service charge reviewed: March
Council tax band: A
EPC Rating: C

Disclaimer

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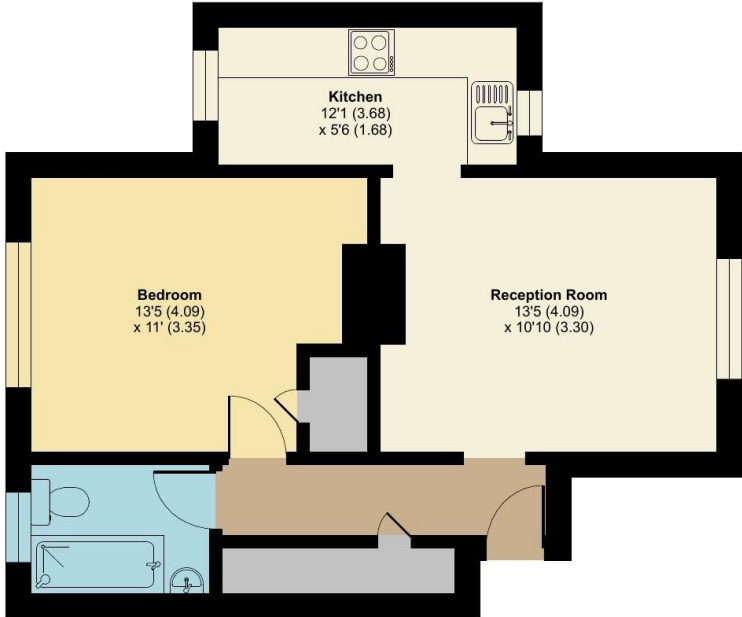
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If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Efford Lane, Plymouth, PL3

Approximate Area = 483 sq ft / 44.9 sq m
 For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Northwood. REF: 1030443



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

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