



The Crescent , City Centre, Plymouth

OIRO £100,000



Key Features

- Purpose built apartment
- One bedroom
- Modern throughout
- City Centre location
- Walking distance to The Hoe and The Barbican
- Council tax band A
- EPC rating B
- Leasehold





Ocean Crescent is a modern building located within the City Centre and on the doorstep of The Hoe and The Barbican.

This cosy apartment is located on the first floor and comprises of a modern kitchen with integrated fridge and freezer, dishwasher, oven, gas hob and extractor hood overhead. Inset sink with mixer tap and drainer. Matching upper and base gloss units and finished with tiled effect flooring.

To the rear aspect, the living room has floor to ceiling windows allowing natural light to flow through. With potential to knock through the living room and into the kitchen, which would make the apartment free flowing and open-plan.

Finished to a modern standard, the bathroom is fully tiled and comprises matching bath with panel, shower with riser rail and glass screen. Low-rise W/C with wall mounted flush and hand basin with pedestal.

The bedroom benefits from built in wardrobes and also has floor to ceiling windows making the apartment light and airy throughout.

The communal areas are maintained well by the management company and there is lift access to each floor. Please note that this property does not have an allocated parking space.

Drake's Circus shopping mall and The Bar Code entertainment complex are both within walking distance along with multiple bars and restaurants to enjoy. Located within the City Centre means that local transport is easily accessible.

OFFERED TO THE MARKET WITH NO CHAIN! The property currently has a tenant in situ and earns an annual rental market rent figure of £9,600 pa which produces an estimated yield of approx. 9%. The property can be sold with the tenant or with vacant possession. In which case, notice will be served to the tenant once a sale has been agreed and solicitors have been instructed.

Tenure: Leasehold

Lease remaining: 105 years

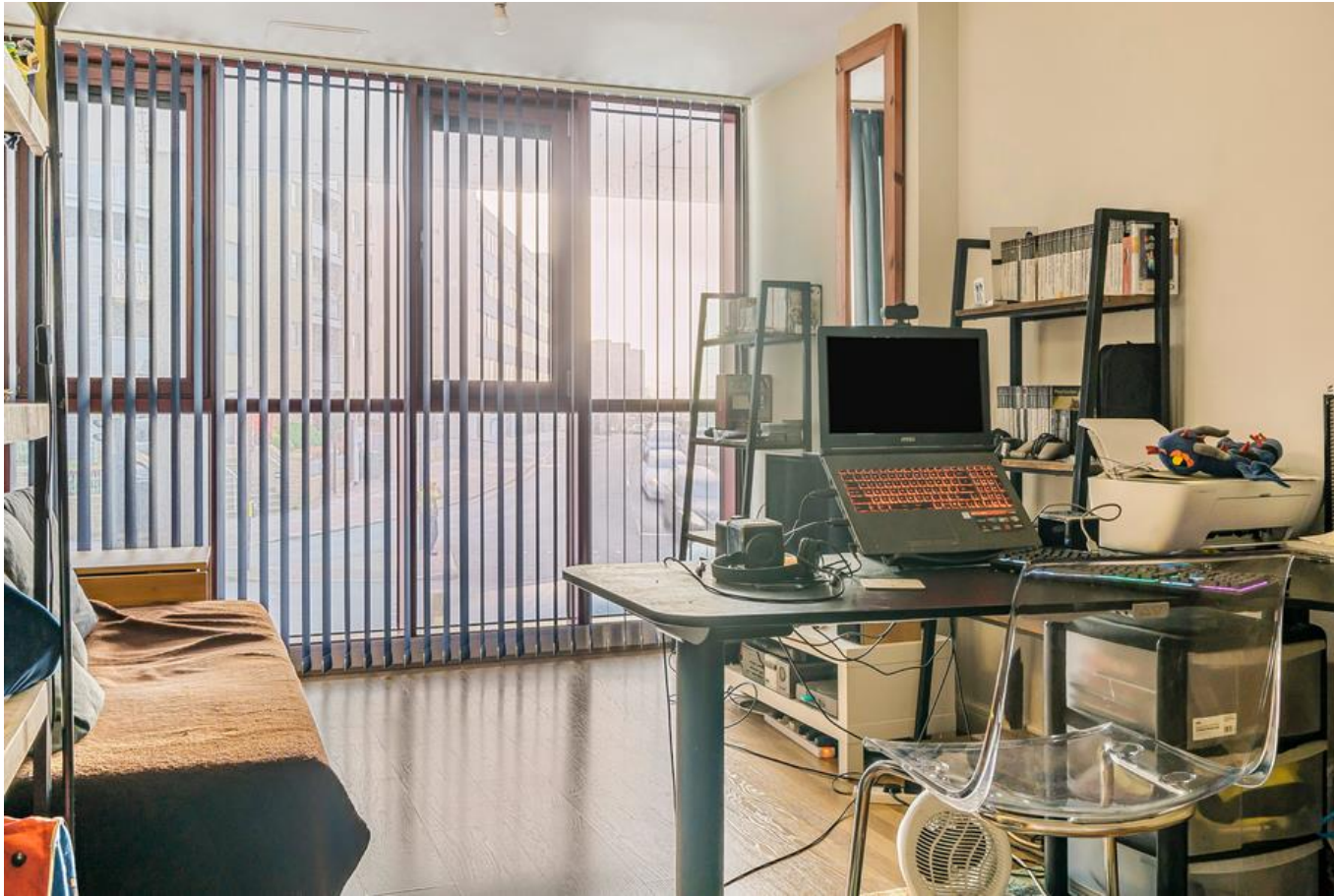
Ground rent - £250.00

Service/maintenance charge: 0.57% of annual costs

Council tax band - A

EPC Rating - B





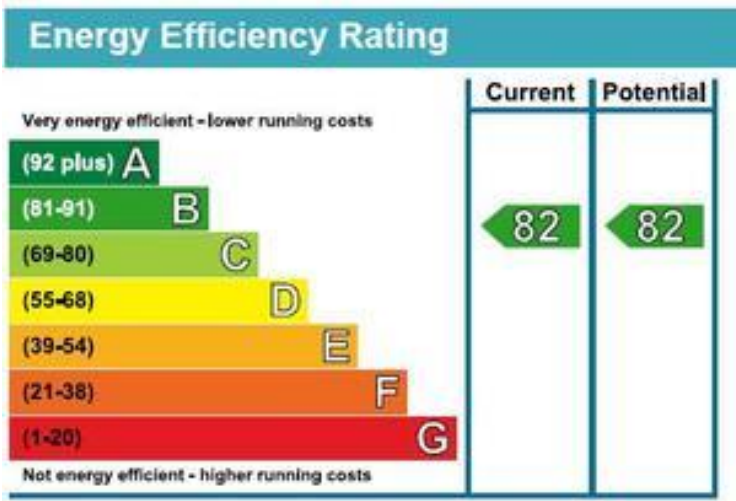
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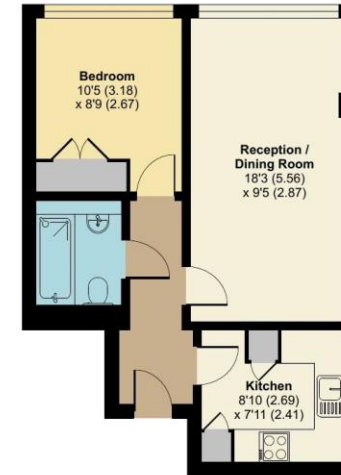
If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





The Crescent, Plymouth, PL1

Approximate Area = 440 sq ft / 40.9 sq m
For identification only - Not to scale



FIRST FLOOR



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlhcom 2024. Produced for Northwood. REF: 1078820

