



Moon Street, Sutton View, Plymouth



Offers in excess of £160,000



## Key Features

- Purpose built apartment
- Fantastic central location
- Two double bedrooms
- Open plan living
- Balcony
- Secure entrance system
- EPC rating C
- Leasehold







**NO CHAIN!** This apartment is fantastically located on Plymouth's historic Barbican and a stone throw from Drake's Circus shopping mall and the entertainment complex - Bar Code. Both The Hoe and the harbour are a short walk away meaning that the best Plymouth has to offer is within walking distance!

Situated on the fifth floor, this modern apartment is accessed via the secure communal entrance with both lift access and stair access.

The apartment is neutrally decorated throughout and comprises of an open-plan living room/kitchen with integrated appliances, matching cream gloss upper and base units, integrated oven, gas hob and extractor hood overhead. UPVC doors lead from the living area onto the balcony, perfect for relaxing.

Two double bedrooms a separate bathroom with shower over the bath.

Additional benefits include, gas central heating with radiators to each room, double glazing and a secure entry system.

This apartment is currently tenanted and earns an annual market rental figure of £9,600pa producing a yield of approx. 6% making the property a great buy for a landlord as can be sold with a tenant in situ!

The apartment can also be sold with vacant possession. Should the purchaser wish to purchase the property for any other reason other than as a rental, notice will be served to the current tenant once an offer has been accepted between the Vendor and Purchaser.



Please note: There is no allocated parking space provided with this property. Interested parties are encouraged to research parking arrangements independently and to contact Plymouth City Council should they require parking advice.

Tenure - Leasehold

Expiry of lease: 25 July 2131

Ground rent: £250

Service/maintenance charge: £1,636.36pa,  
Council tax band - D

### Disclaimer

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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.

