



## Southway Drive, Southway, Plymouth



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**OIRO £90,000**

- Cosy apartment
- Conveniently located
- Modern throughout
- One bedroom
- Purpose built
- Perfect investment opportunity
- Leasehold
- EPC rating C



**NO ONWARD CHAIN.**

Completed to a modern standard throughout, you enter the property via a separate entrance into the hallway with the added benefit of a large storage cupboard.

The bedroom is double in size and is situated to the front elevation, overlooking the shared garden space. The shower room comprises walk-in shower cubicle, heated towel rail and low-rise toilet with matching hand basin.

To the rear of the property is the open plan living room and kitchen which has been completed to a modern standard with grey matching upper and base units, oak effect worktop and integrated electric oven and hob.

Externally, the communal terrace to the front of the property can be enjoyed for evening relaxation.

The property is a stone through from Southway's Shopping Centre, is on local bus routes as well as being close to the Park and Ride, with a direct route to the City Centre. Within close proximity to local schools and nurseries.

This property is currently tenanted and earns an annual market rental figure of £8,100pa, producing a yield of approx. 10% making the property a great buy for a Landlord as can be sold with a tenant in situ!





The property 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 Seller and Purchaser.

Tenure: Leasehold

Years remaining on the lease: 994 years

Annual ground rent: £439

Maintenance charge included in annual ground rent

### Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Northwood nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise.

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.



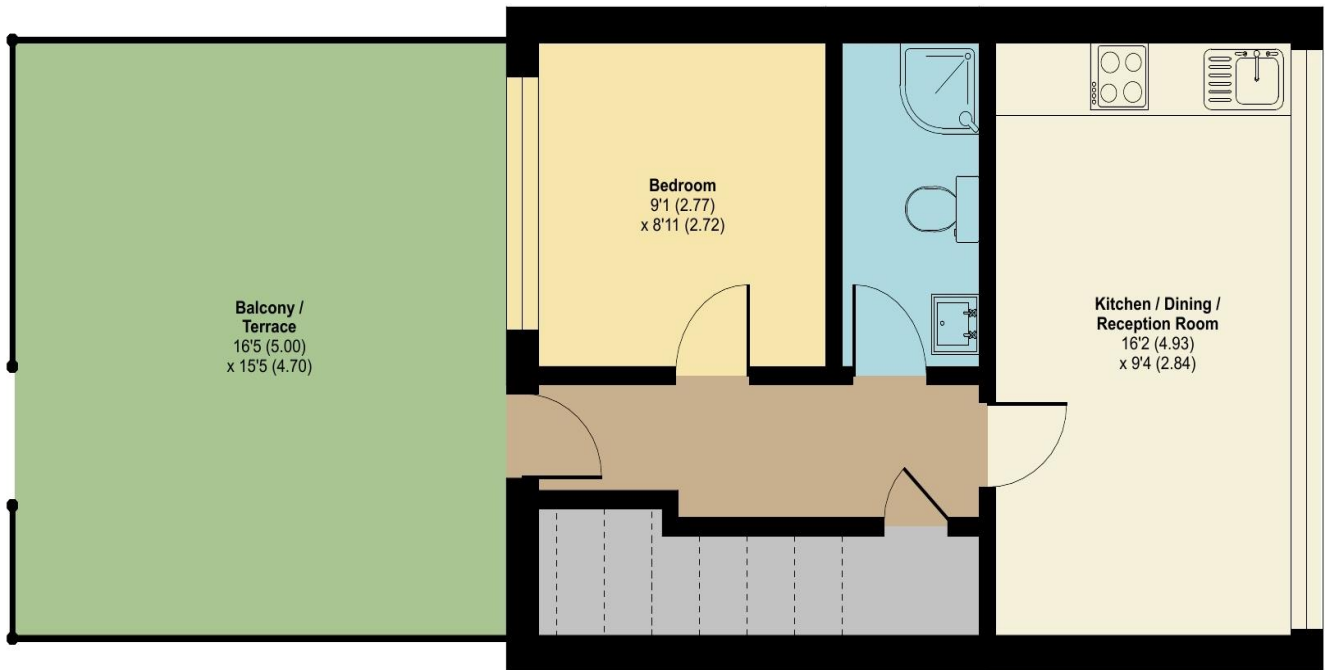
## Southway Drive, Plymouth, PL6

Approximate Area = 358 sq ft / 33.2 sq m

Limited Use Area(s) = 29 sq ft / 2.7 sq m

Total = 387 sq ft / 35.9 sq m

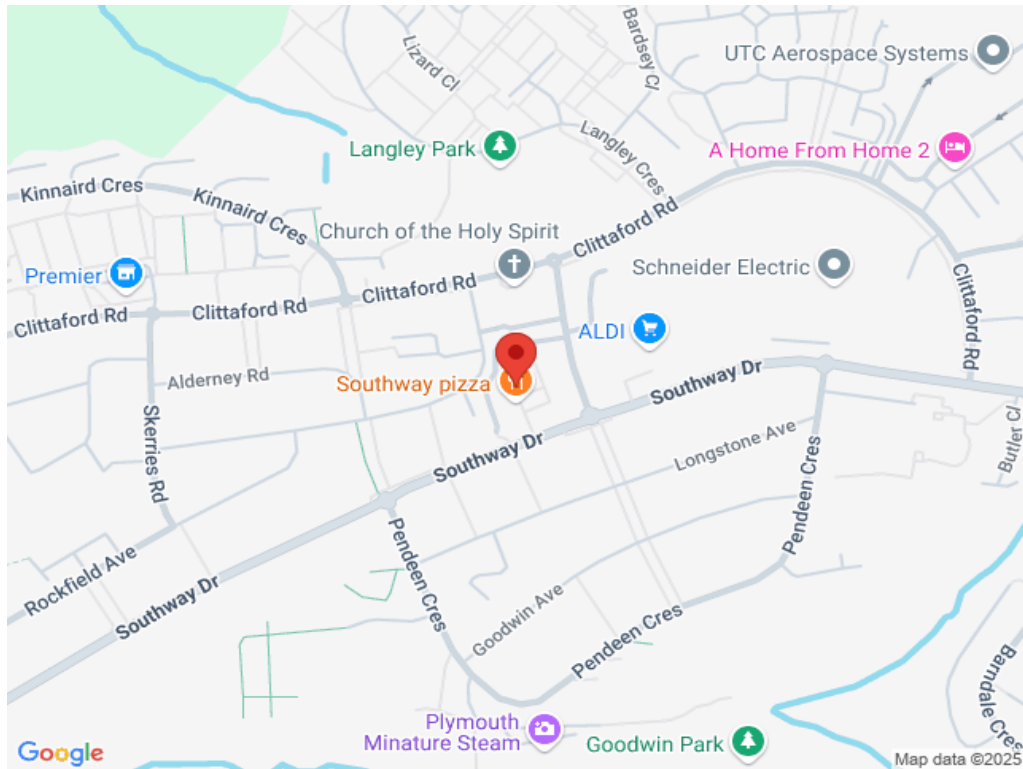
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Northwood. REF: 1290450



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		