



Southway Drive, Southway, Plymouth

Offers in excess of £80,000



Key Features

- Cosy purpose built apartment
- Conveniently located
- Modern throughout
- One bedroom
- Perfect investment opportunity
- EPC rating C
- Council tax band A
- Leasehold
- Long lease remaining





NO ONWARD CHAIN

This well-presented one-bedroom apartment has been completed to a modern standard throughout and benefits from its own private entrance leading into a welcoming hallway with a large storage cupboard.

The double bedroom is positioned to the front of the property, overlooking the shared garden area. The contemporary shower room features a walk-in shower cubicle, heated towel rail, low-level WC and matching wash hand basin.

To the rear, the property offers a bright open-plan living and kitchen area, fitted with modern grey wall and base units, oak-effect worktops and integrated electric oven and hob — ideal for comfortable living and entertaining.

Externally, residents can enjoy use of the communal terrace to the front of the property, perfect for relaxing in the evenings.

The location is highly convenient, just a short walk from Southway Shopping Centre, close to local bus routes and the Park & Ride with direct access to the City Centre. Local schools and nurseries are also nearby.

The property is currently tenanted, achieving an annual rental income of £8,100, providing an attractive yield of approximately 10%. This makes it an excellent investment opportunity, with the option to purchase with the tenant in situ.

Alternatively, the property can be sold with vacant possession. Should the buyer wish to proceed for owner-occupation, notice will be served to the tenant once an offer has been agreed.

Tenure: Leasehold Lease remaining: 994 years
Ground rent: £439 per annum (maintenance charge included)

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.

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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.

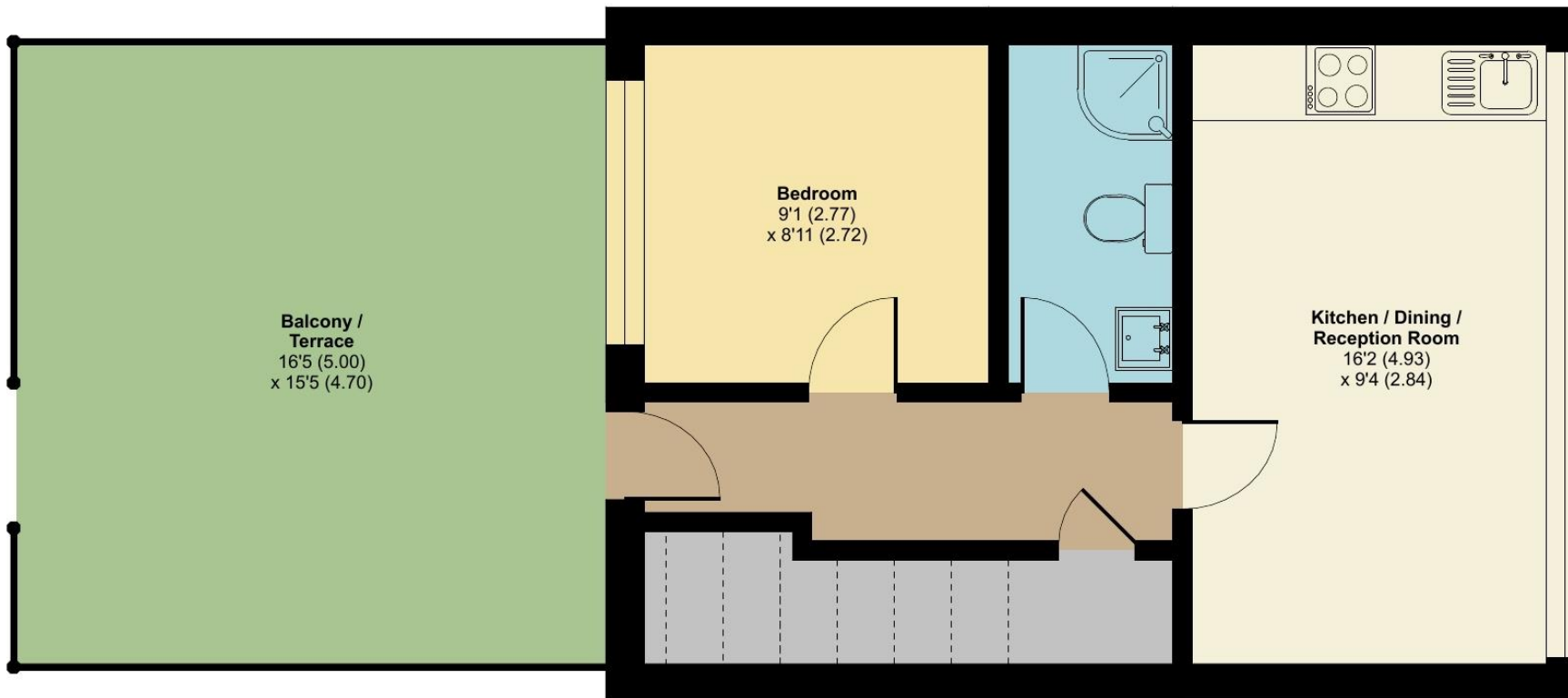
Southway Drive, Plymouth, PL6

Approximate Area = 358 sq ft / 33.2 sq m

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

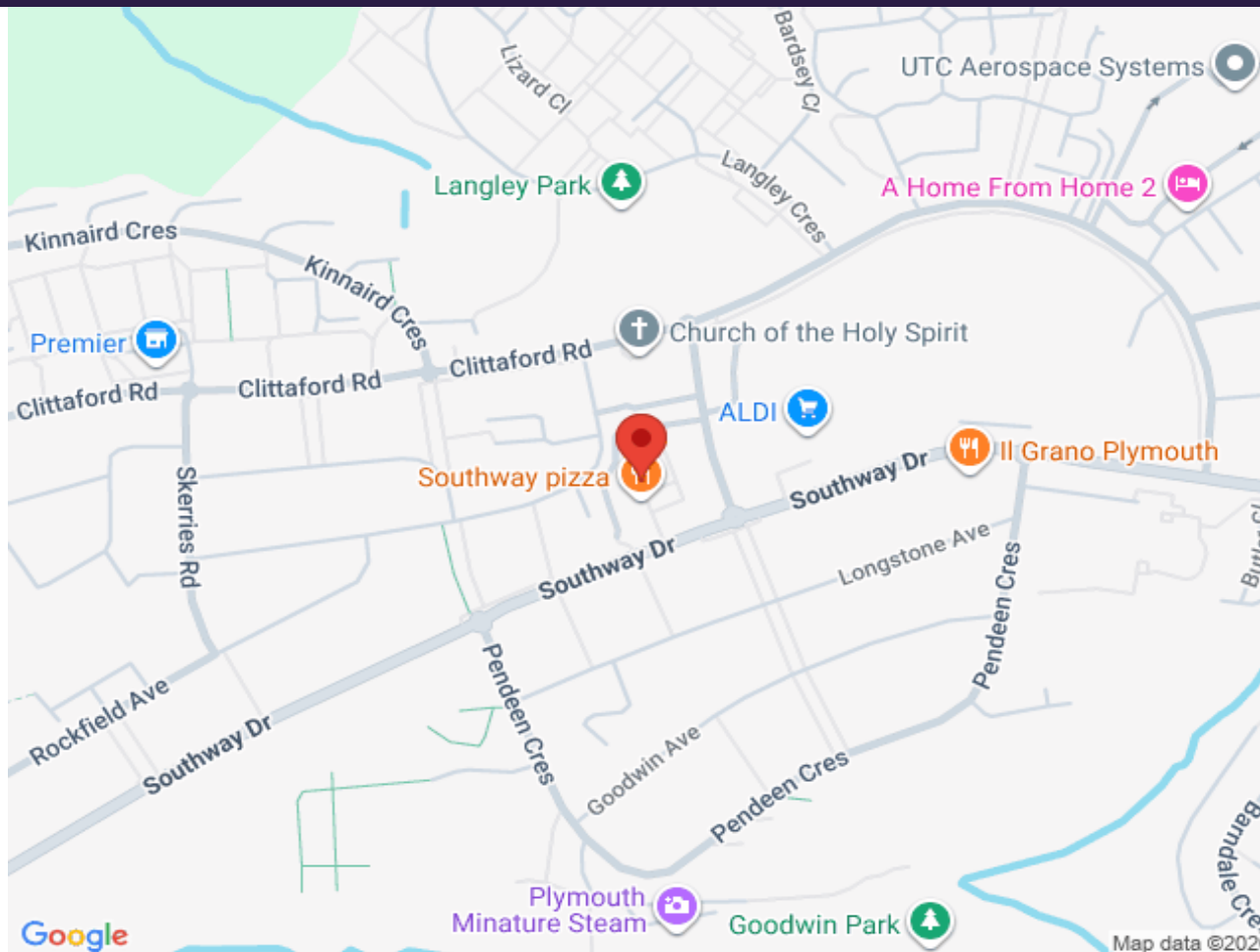
Total = 387 sq ft / 35.9 sq m

For identification only - Not to scale



GROUND FLOOR





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		