



Asking Price £72,000

One bedroom modern dual aspect studio apartment situated within close proximity to Plymouth University and City Centre. The property would make an ideal buy to let investment due to its convenient central location and is currently let for a monthly rental income of £515.00. The property also benefits from kitchen with integral appliances, dual aspect living space, secure entry system, lift access, lengthy 900+ year lease and is to be sold as a going concern with tenant in situ.

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Regent Street, City Centre, PL4 8AR

Entrance

Secure entry using key fob system. Communal lobby with individual post boxes. Lift and stair access.

Bathroom 2.08m (6'10") x 1.42m (4'8")

Shower cubicle with fitted shower unit. Low flush WC. Wash hand basin. Tiled walls. heated towel rail.

Kitchen 2.26m (7'5") x 1.8m (5'11")

Base and eye level storage cupboards with roll edge worktops. Inset stainless steel sink and single drainer with mixer taps. Tiled splashbacks. Built in oven and hob with extractor hood. Integrated fridge. Double glazed window.

Studio bedroom/Living space 3.86m (12'8") x 3.48m (11'5")

Laminate flooring. Double doors to Juliet balcony. Electric night storage heater.

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(81-91) A			(30-39) A		
(61-80) B			(40-49) B		
(41-60) C			(50-59) C		
(21-40) D			(60-69) D		
(11-20) E			(70-79) E		
(1-10) F			(80-89) F		
(1-10) G			(90-99) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		