

# clever



## 14-15 Gilwell Street

, Plymouth, PL4 8BU

**Offers in excess of £440,000**



\*\*\*FANTASTIC INVESTMENT OPPORTUNITY - DETACHED BUILDING ARRANGED AS FOUR SELF CONTAINED APARTMENTS (1X3 BED AND 3X1 BED) PRODUCING GROSS ANNUAL INCOME OF APPROX £54,000\*\*\*

Situated within very close proximity to Plymouth University and City Centre this modern detached is a must view proposition.

All properties are fully let producing excellent rental yield of 12% Gross. The Apartments are fully self contained with some en-suite facilities (flat 2 could be reverted back to a 3 Bed Apartment).

Please call 01752 421911 for more information.

Flat 1 EPC C.

Flat 2 EPC D.

Flat 3 EPC D.

Flat 4 EPC D.



## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.