



# 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.

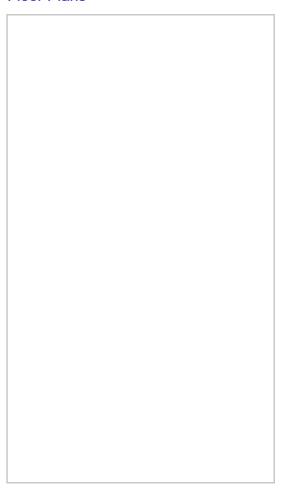
Flat 3 EPC D. Flat 4 EPC D.



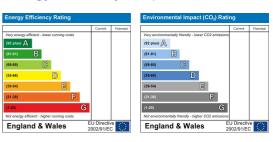
#### Area Map



#### Floor Plans



### **Energy Efficiency Graph**



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