

# clever



## 32 Hill Park Crescent

, Plymouth, PL4 8JP

**Offers in excess of £800,000**



\*\*\*STUNNING, HIGHLY MAINTAINED STUDENT PROPERTY PRODUCING £95,250 GROSS ANNUAL INCOME - 12% GROSS YIELD\*\*\*

Pathgate House is an impressive property built on the corner of Hill Park Crescent.

It comprises three 5x bedroom flats, each bedroom is double in size and has its own en-suite shower room, wc and wash hand basin. Each flat is self contained and has a communal modern fitted kitchen/lounge. There is a shared laundry room in the lower ground floor & bike storage area.

Prices:

Ground Floor Flat room rates are £128 per week per person

First Floor Flat room rates are £128 per week per person

Top Floor Flat room rates are £125 per week per person

Ground Floor Flat - EPC Rating C



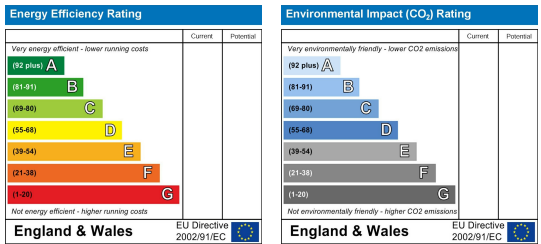
### Area Map



### Floor Plans



### Energy Efficiency Graph



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