

# clever



## 20 Connaught Avenue

, Plymouth, PL4 7BX

**Asking price £450,000**



PERIOD DOUBLE FRONTED, CENTRALLY LOCATED PROPERTY ARRANGED AS THREE SELD CONTAINED THREE BEDROOM FLATS PRODUCING £40,320 ANNUAL INCOME.

Situated in a highly desirable location, within close proximity of Plymouth University, City Centre and the vibrant Mutley Plain making this a must view investment property. Currently arranged as three self contained Apartments, having ample parking and all fully let on periodic AST's. Council Tax Bands A.

Flat 1 - £1,000 PCM - EPC C

Flat 2 - £975 PCM - EPC E

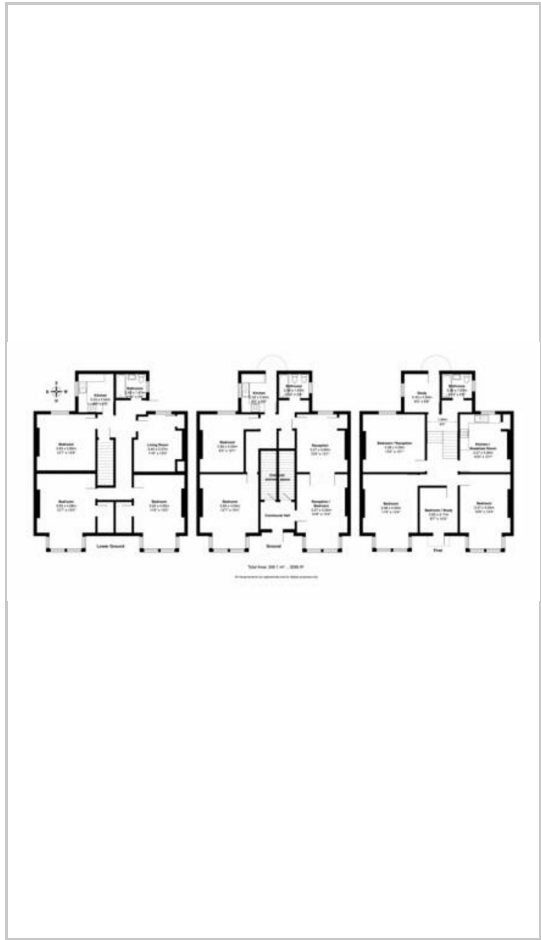
Flat 3 - £1,385 PCM - EPC D



## Area Map



## Floor Plans



## Energy Efficiency Graph



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