

clever



3 Camden Street

, Plymouth, PL4 8NW

Asking price £550,000

EXCEPTIONAL INVESTMENT PROPERTY SITUATED WITHIN VERY CLOSE PROXIMITY OF PLYMOUTH UNIVERSITY AND CITY CENTRE - FULLY LET (ALL EN-SUITE ROOMS) PRODUCING £57,450 GROSS INCOME - 11% GROSS YIELD. EPC B

Clever Estate Agents have the pleasure in both managing and selling this fantastic, modern property currently fully let to Students on a 50 week term (1st September - 17th August). The property being very well maintained to include a new fire safety system, Laundry Room and two Communal Kitchen/Living Spaces.

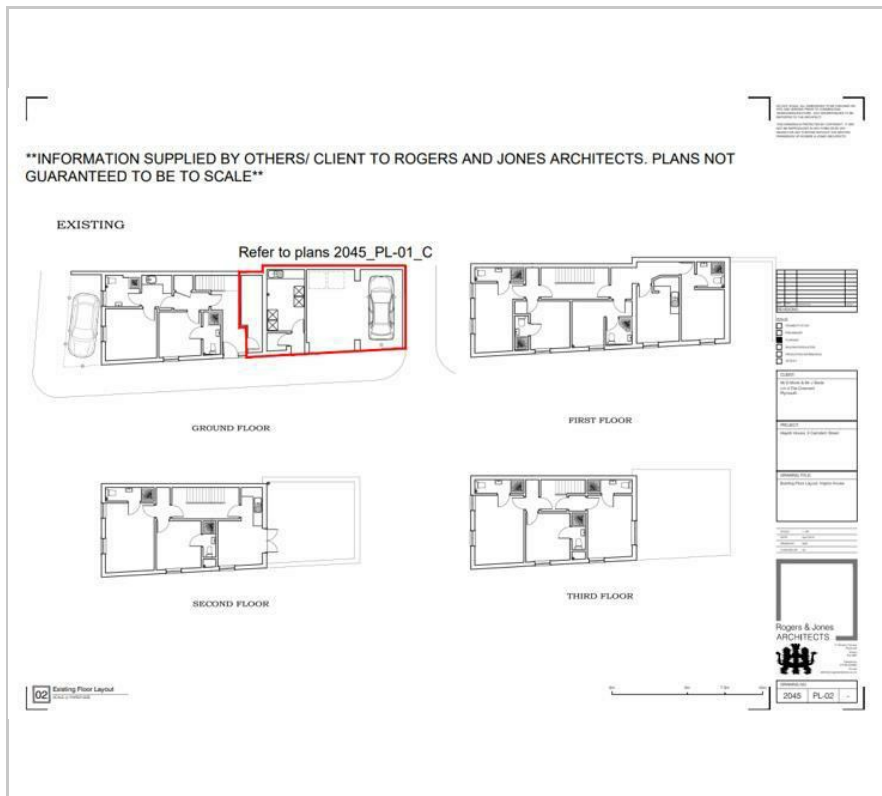
Additionally the property has Planning Permission to add additional One Bedroom Flat (19/00637/FUL) making this a must view investment opportunity!

Viewing

Please contact our Clever Estate Agents Office on 01752421911 if you wish to arrange a viewing appointment for this property or require further information.



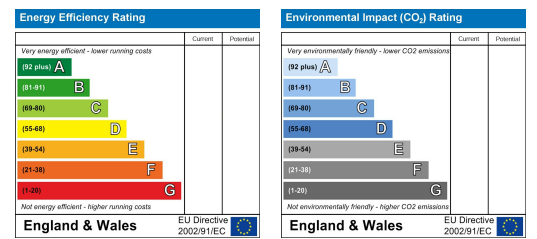
Floor Plan



Area Map



Energy Efficiency Graph



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.

51 North Hill, Plymouth, PL4 8HZ

Tel: 01752421911 Email: ian@stayclever.co.uk <https://www.stayclever.co.uk>