



## 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.

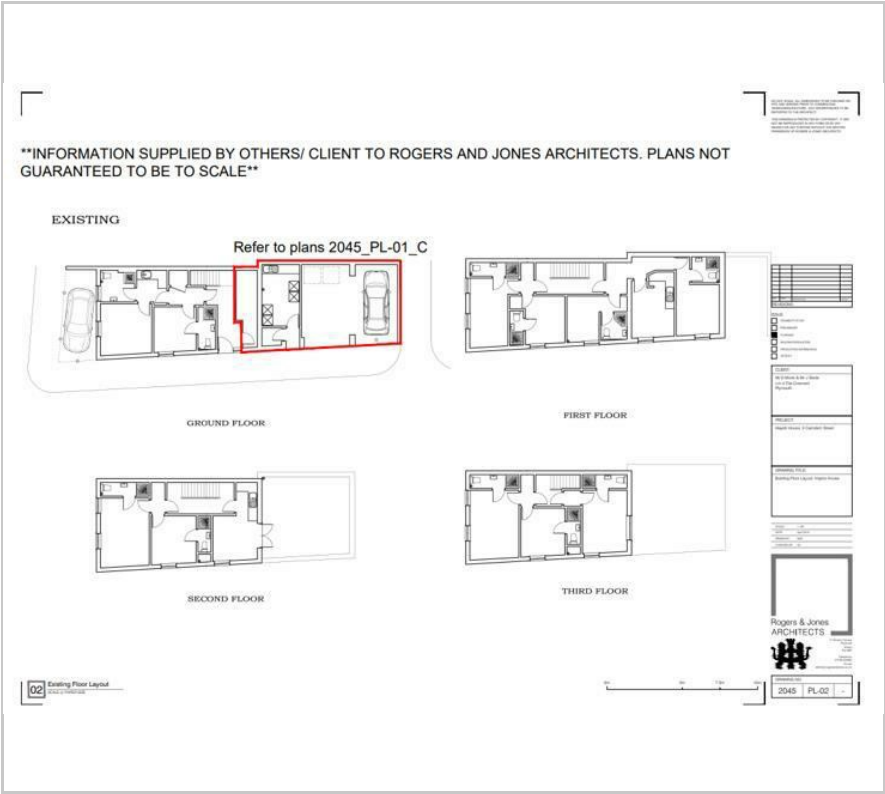
Additionally the property has Planning Permission to add additional One Bedroom Flat (19/00637/FUL) making this a must view investment opportunity!

### 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.



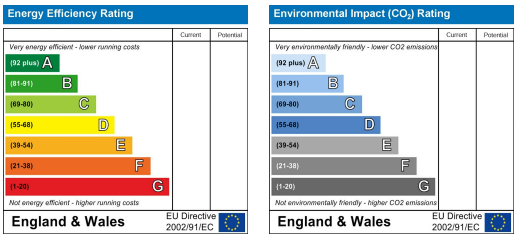
Floor Plan



Area Map



Energy Efficiency Graph



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