

# clever



## Flat 2, 37 Clifton Place

, Plymouth, PL4 8HX

**Offers in excess of £170,000**



Nestled in the vibrant area of Clifton Place, Plymouth, this exceptional apartment presents a remarkable investment opportunity. With four generously sized double bedrooms, this property is fully let, ensuring a steady income stream of £22,500 gross annually (12.8% Gross Yield).

The spacious lounge and dining room provide an inviting atmosphere, perfect for both relaxation and social gatherings. The fitted kitchen is well-equipped, catering to the needs of modern living. The apartment's layout is designed to maximise space and comfort, making it an ideal choice for students or professionals seeking accommodation in this bustling city.

One of the standout features of this property is its prime location. Just a short walk from Plymouth University, it offers convenience for students and staff alike, enhancing its appeal as a rental property. The surrounding area boasts a variety of local amenities, including shops, cafes, and parks, ensuring that residents have everything they need within easy reach.

This apartment not only serves as a comfortable home but also stands as a sound investment in a thriving rental market. With its fully let status and impressive income potential, it is a property that should not be overlooked. Whether you are an experienced investor or looking to enter the property market, this apartment in Clifton Place is a compelling choice.





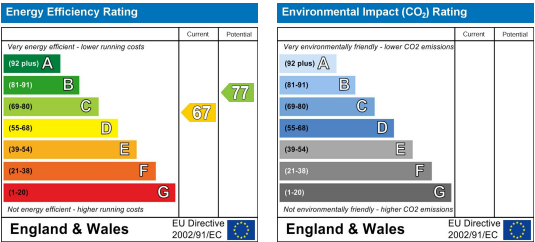
## Area Map



## Floor Plans



## Energy Efficiency Graph



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