

# Smeaton Homes

**sales**

**28 Central Park Avenue,**

**£37,500**



- Ground Floor Studio Flat
- Investment Opportunity
- Student Let Only
- Currently Let \*Please enquire for let status
- On site Team Management
- Studio Apartment
- Shower Room
- Kitchen
- Close to Plymouth University
- EPC: C76

52B Mutley Plain, Plymouth PL4 6LE 01752 222060  
[www.smeatonhomes.co.uk](http://www.smeatonhomes.co.uk) [info@smeatonhomes.co.uk](mailto:info@smeatonhomes.co.uk)

**Smeaton Homes**



## 28 Central Park Avenue,

**A GROUND FLOOR MODERN presented STUDIO APARTMENT for STUDENT LET ONLY | INVESTMENT OPPORTUNITY | CURRENTLY LET | CLOSE PROXIMITY TO PLYMOUTH UNI & CITY CENTRE | 1 DOUBLE BED/SITTING ROOM | FITTED KITCHEN and SHOWER ROOM | ON SITE MANAGEMENT| COMMUNAL GAMES ROOM | This room is currently not Let**

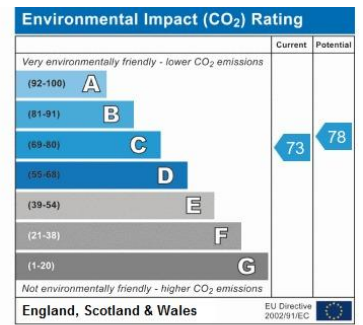
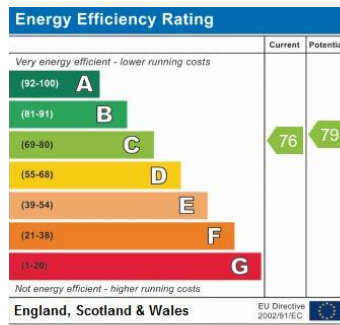
**LIVING AREA** Fully fitted living area with double bed and Wardrobes and built in Computer desk Double Glazed window to the front of the property Storage Heater

**KITCHEN** Modern fitted Kitchen with eye level and Low Level storage units integrated Washing Machine and Fridge . Stainless steel Sink with mixer taps , Electric Hob and Oven and over head extractor fan

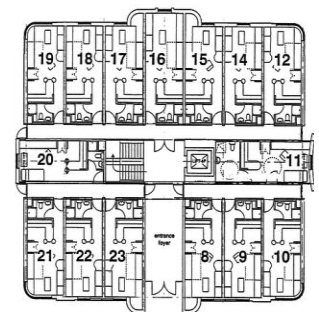
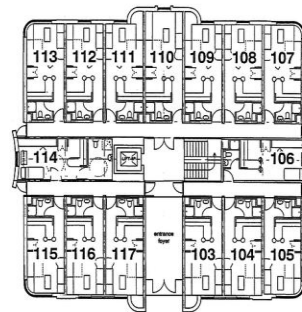
### **Shower room**

Fitted shower room with shower cubicle with over head electric shower sink with single taps and low level flush toilet





Address:  
Central park ave,



**TENURE:** Leasehold

**COUNCIL TAX BAND:** -

**SERVICES:** £1204.41 per year

Ground Rent £50 per year

**Disclaimer:**

Please be advised that the above information has been provided in good faith. We recommend prospective purchasers to consult with their solicitor for formal verification.

**AGENT'S NOTE**

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agents. None of the statements contained in these particulars as to the property are to be relied on as statements or representatives of fact.

**For more information, please contact us**

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