



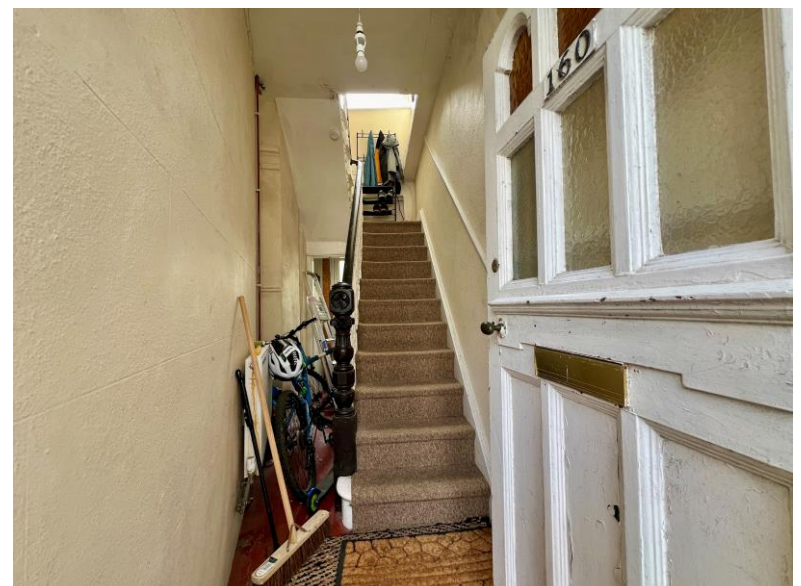
Falcon

01752 600444

160 & 162

Citadel Road, Plymouth, PL1 3BD

Guide Price £220,000 - £230,000





In Brief

A fabulous INVESTMENT opportunity. " flats within one building, both let with tenants.

Reception Rooms Large living rooms to both flats.

Bedrooms GF - one double bedroom, 1st & 2nd floor - 3 large double bedrooms.

Heating Gas central heating

Parking On street parking a permit will be required

Area 1871 sq ft

Council Tax A

Tenure Freehold

Description

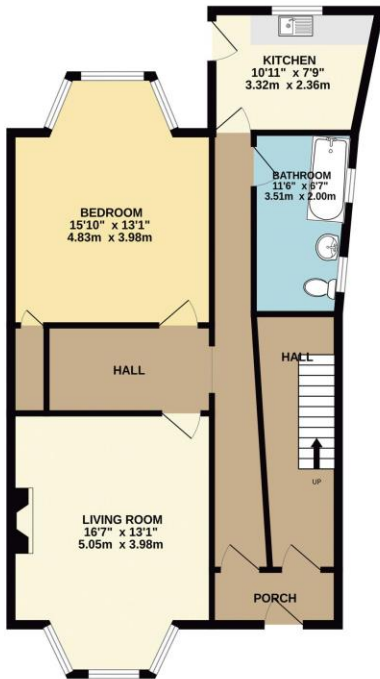
Located on Plymouths historic and highly sought Hoe is this fabulous investment opportunity. The freehold is being sold to this large, elegant end terraced period property. The building is split into two flats, a large one bed roomed ground floor flat and a three bed roomed maisonette to the first and second floors. As you enter the building the ground floor flat has a large living room , double bedroom, bathroom and modern style fitted kitchen. A door leads out to the enclosed courtyard to the rear. The flat comes with gas central heating and upvc double glazing. The first and second floor maisonette has a front door and staircase leading to the first floor where you have a modern fitted kitchen and shower room plus a large living room to the front and a large double bedroom to the rear. Off the hallway a staircase takes you to the second floor where you have two large double bedrooms, one with a great outlook across towards the water in Plymouth Sound. There is upvc double glazing and gas central heating. The building is being sold as an investment with the tenants in situ. The ground floor tenants are currently paying circa £750 pcm whilst the first and second floor maisonette tenants are paying £845 pcm. The total income in currently in the region of £ 19,140 pa.

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Floor Plans

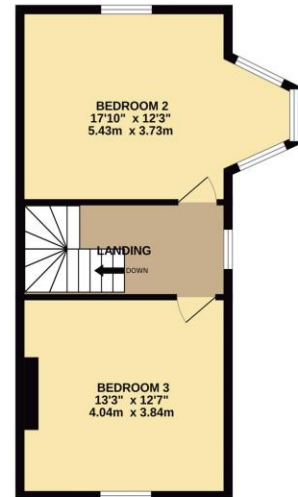
GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



2ND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1871 sq.ft. (173.8 sq.m.) approx.
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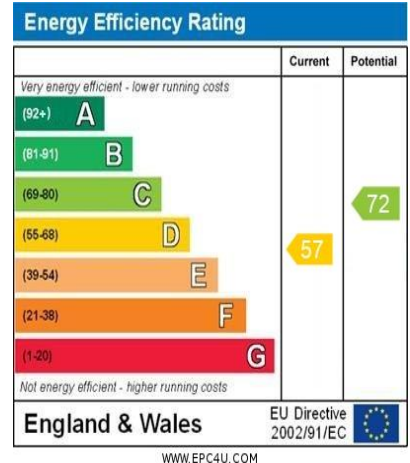
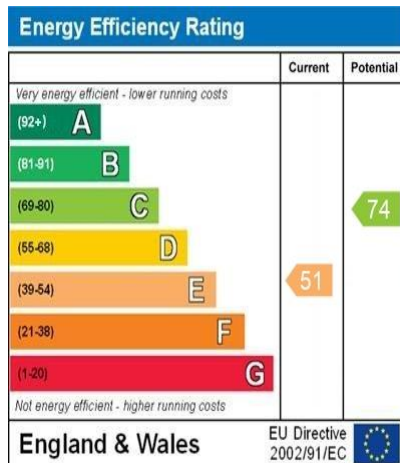
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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