



Francis Stuart

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Ryder Road, Plymouth, PL2 1JA

Guide Price £90,000

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Guide Price £90,000 to £100,000

Ryder Road is a spacious and well-presented one-bedroom first floor flat, arranged over two levels with its own private entrance and occupying a prominent corner plot, offered to the market with no onward chain.

Available to both owner occupiers and investors, the property offers strong investment credentials, with a potential rental income of approximately £775 per calendar month (£9,300 per annum), representing an attractive gross yield of around around 10.3% subject to agreed purchase price. The property also benefits from a long lease with over 900 years remaining.

Situated within the well established and highly convenient district of Stoke, the property combines excellent internal space, a practical layout and a location that continues to perform well with both tenants and owner occupiers alike.

The property is accessed via its own private entrance, leading to a central landing which provides access to all rooms, creating a natural and well-balanced flow throughout. The lounge/diner is a particularly strong feature, measuring over 15ft in both directions and offering a versatile living space with ample room for both seating and dining. The shape of the room adds character while enhancing the overall sense of space.

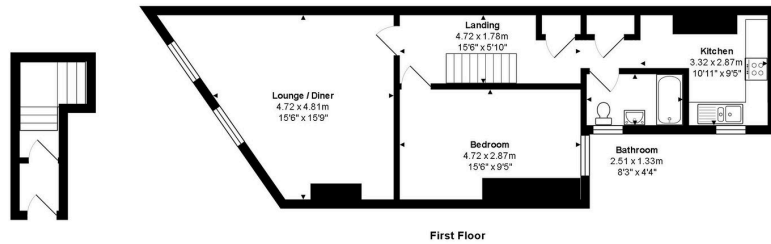
The bedroom is a generous double, comfortably accommodating additional furniture, while the bathroom is clean, crisp and easily accessible from the landing.

The kitchen has been modernised and offers a smart, contemporary finish, with a wraparound design that maximises both storage and worktop space.

Overall, the property extends to approximately 688 sq ft, which is an excellent size for a one-bedroom flat and gives it a more substantial feel than many comparable properties currently on the market.

From an investment perspective, the property performs particularly





Ground Floor

Total Approximate Area - 63.9 m² ... 688 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The appearance, contents and appliances shown here have not been tested and no guarantee is given for their operability or efficiency on the ground.

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- Spacious one-bedroom first floor flat arranged over two levels
- Own private entrance
- Potential rental income of approximately £775 pcm (£9,300 per annum)
- Approx. 10.3% gross yield depending on purchase price
- Long lease with over 900 years with £1 ground rent
- No onward chain ready for immediate purchase
- Prominent corner plot position
- Generous 688 sq ft of internal accommodation
- Large dual-purpose lounge/diner
- Guide Price £90,000 to £100,000



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