

## Marvell House, Plymouth, Devon, PL4 9BQ

Guide Price £60,000

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A smart, modern first-floor studio in a prime PL4 location, offering a strong 17% gross yield and a long 243-year lease. Perfectly positioned within walking distance of the university, city centre, Barbican and train station, this is an ideal low-maintenance investment or first step onto the property ladder. The property features a bright open-plan layout with a modern fitted kitchen, separate shower room, and an efficient, well-designed living space ready to go.

A modern studio in a prime PL4 location delivering an impressive 17% gross yield and long lease of 243 years. Tucked away in a really convenient central spot, within a short walk of the

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university, city centre, Barbican and train station, this smart first-floor studio is ideal for a buyer looking for something simple to add to your portfolio. The layout has been designed to make the most of the space, offering a bright open-plan feel that combines the kitchen, living and sleeping area.

From an investment perspective, the property is let agreed at £850 PCM, with new tenants due to move in early April via City Lets, providing immediate income from day one. This equates to £10,200 per annum, delivering an attractive gross yield of approximately 17% at the asking price of £60,000. The combination of a secured tenancy and strong return makes this a compelling, ready-made investment opportunity.

The kitchen is modern and practical, with integrated appliances and good worktop space everything you need without overcomplicating things.

There is also a separate shower room, finished in a clean, neutral style, keeping the overall feel low-maintenance and easy to manage.

The accommodation comprises:

Kitchen/Living Room: 3.84m x 4.88m (12'7" x 16'0")

Shower Room: 1.89m x 2.40m (6'2" x 7'11")

Total Area: approx. 18.7 sq m (202 sq ft)

#### Investment Snapshot

With an expected rental income of £185 per week (£9,620 per annum), this would produce an approximate 16% gross yield based on a £60,000 purchase.

For Plymouth where many investments sit closer to the 10–12% range this represents a strong return, particularly for a property that's ready to go.

#### Tenure & Charges

The property is leasehold.

Ground rent is currently £150 per half-year (£300 per annum).

Service charge information is currently being obtained, following some previous changes in management. We are actively working to confirm the current position, and full details will be made available as soon as we have confirmation.

#### Agent Note:

We may introduce buyers and sellers to selected conveyancers, mortgage advisors, and surveyors. You are under no obligation to use these services; however, if you choose to proceed, we will receive a referral fee of £100 (inclusive of VAT).

In line with Anti-Money Laundering (AML) regulations, all purchasers will be required to provide identification before a sale can be agreed. A one-off charge of £36 (inclusive of VAT) applies for these checks, payable by the purchaser.

## Key Features

- Built in 2019
- £10,200 per annum
- Long lease of 242 years
- Walking distance to university, city centre, Barbican & train station
- EPC C
- 17% gross yield (based on £60,000 purchase)
- First-floor studio apartment
- Prime central PL4 location
- Approx. 18.7 sq m (202 sq ft) Long lease of approx.
- £850 PCM, with new tenants due to move in early April via City Lets, providing immediate income from day one.



First Floor

Total Approximate Area - 18.7 m<sup>2</sup> ... 202 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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