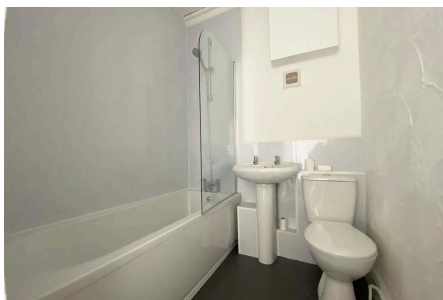


Emma Place, Plymouth, PL1 3QU

Guide Price £450,000

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Guide Price £450,000 - £475,000

Fully Let Freehold Investment Grade II Listed Block of Four Flats

A rare opportunity to acquire a fully let freehold block of four self-contained flats within the historic Georgian terrace at Emma Place, Plymouth. This Grade II listed building offers elegant period features including stuccoed elevations, sash windows and classic Georgian proportions, with accommodation arranged over lower ground, ground, first and second floors. Parking at the rear.

40 Mannamead Road, Mutley, Plymouth, PL4 7AF

01752 710047 | www.francis-stuart.co.uk | selling@francis-stuart.co.uk



Francis Stuart

HMOs • Lettings • Investments

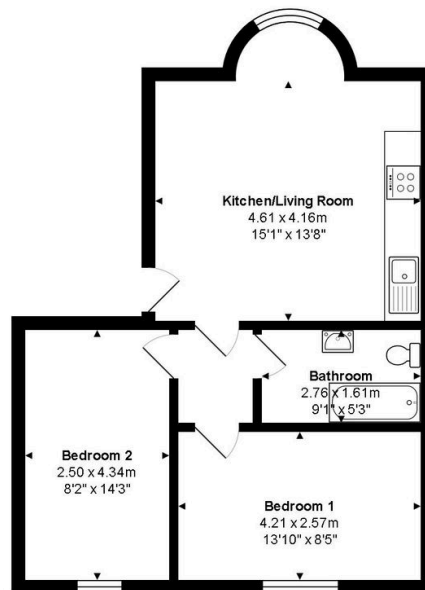
Current Income: £2,950 pcm | £35,400 pa increasing to £3,000 pcm | £36,000pa

Gross Yield: approx. 7.2% at guide price

Fully managed in-house by Francis Stuart, making this a ready-made, hands-off investment.

Key Features

- Fully let block of 4 self-contained flats
- Strong rental history with long-term and newer tenancies
- Located in a prestigious Grade II listed Georgian terrace
- Grade Two listed Building
- Immediate income-producing asset
Gross yield of approx. 7.2% at £500,000
- All flats Council Tax Band A
- Let in house with us at Francis Stuart
- Parking at the rear



Lower Ground Floor

Total Approximate Area - 51.2 m² ... 551 ft²

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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