



**DC**  
LANE

SELL • LET • MANAGE

North Hill, Plymouth, PL4 8EG

£165,000 Leasehold - Share of Freehold

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# North Hill

Plymouth, PL4 8EG

- Currently Let and For 2026/2027
- Central Plymouth Location
- Uninterrupted Reservoir Views
- Share Freehold
- No Onward Chain
- Two Double Bedrooms
- Open Plan Living
- New 999 Year Lease
- Fantastic Investment Opportunity
- Council Tax Band

DC Lane are delighted to present this third floor apartment occupying a central position directly opposite the University and within strolling distance of Plymouth city centre. Accessed via a well maintained communal hallway, the apartment is bright and spacious with large windows that fill the rooms with natural light and a layout designed for comfortable living.

The open plan living and kitchen area is welcoming and airy, featuring a modern kitchen, Velux window, an additional side window and a charming period fireplace. There are two generously sized double bedrooms, both enjoying uninterrupted views of the reservoir, with the principal bedroom benefiting from a delightful window seat beneath the side window. A modern shower room completes the accommodation.

This property represents a strong, hands off investment with an annual rental income of £14,900. The current student tenants are in situ until August 2026, providing secure income. Furthermore, the property is already let from September 2026 through to August 2027 at the same rental level, exclusive of gas and electricity, ensuring continuity of returns with no void period. With a proven letting history and reliable tenant demand, this is an attractive opportunity for investors seeking stable, forward secured income

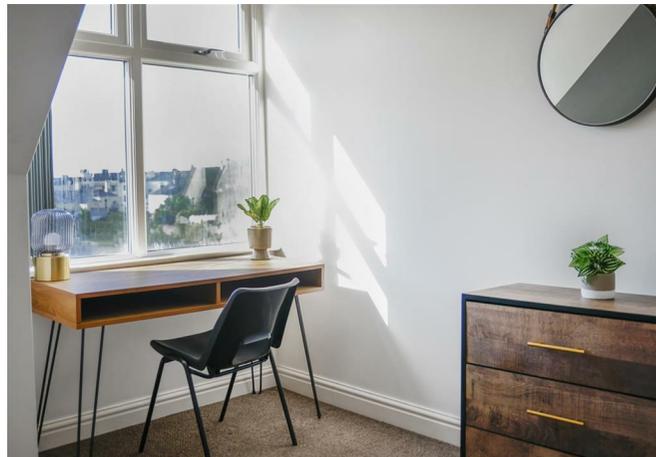
Additional benefits include a newly created lease, no onward chain and a share of the freehold, making this a practical and convenient city centre investment in a coveted central location. A viewing is highly recommended.

£165,000



## Third Floor

Open Plan Lounge/Kitchen	18'5" x 16'0" (5.62 x 4.88)
Bedroom One	14'1" x 9'7" (4.31 x 2.93)
Bedroom Two	12'3" x 11'1" (3.74 x 3.39)
Shower Room	3'10" x 6'3" (1.19 x 1.91)





## Directions

From our office head South on Mutley Plain and continue down North Hill, the property can be found on the left.

## Scan for Material Information

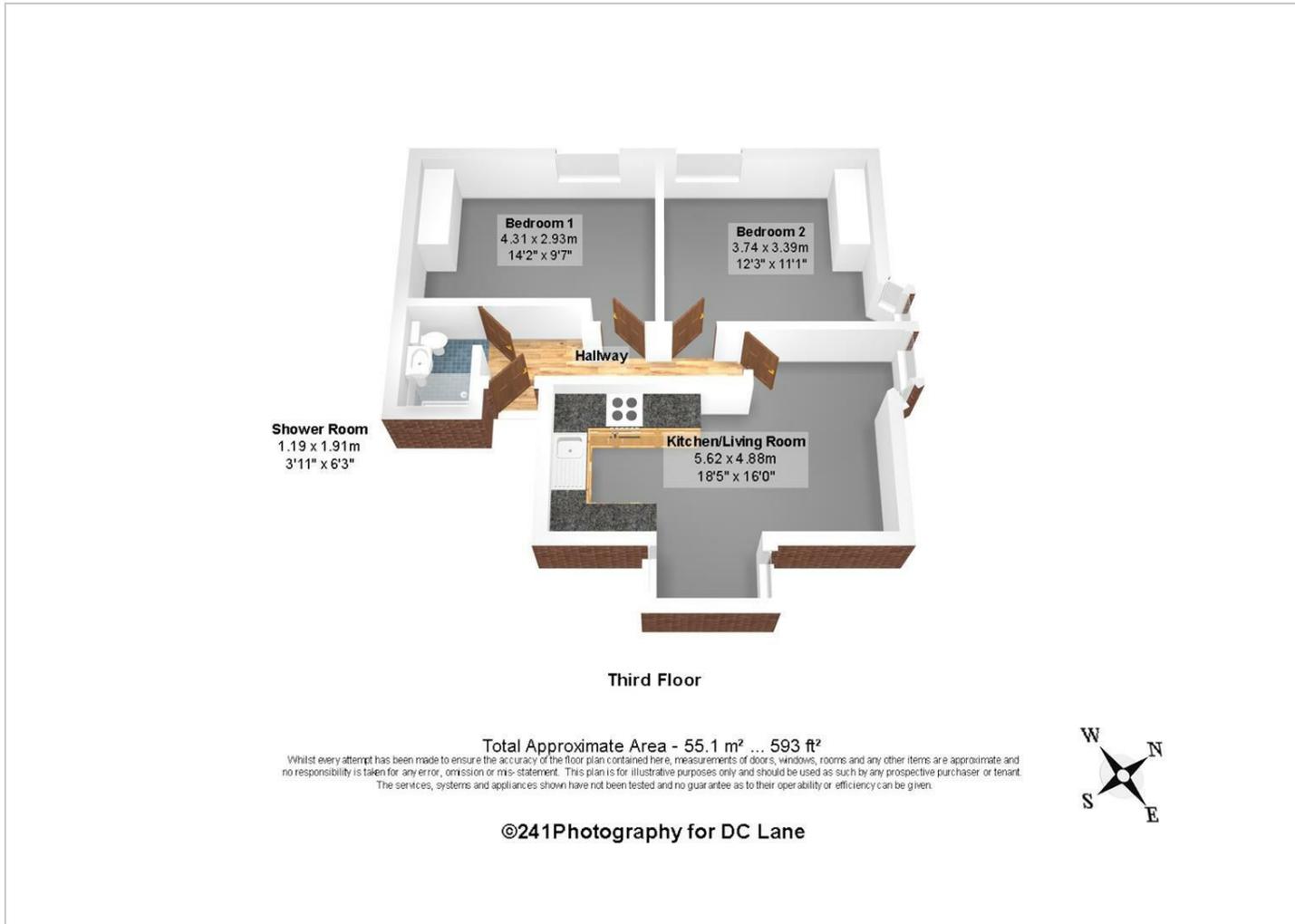


**Council Tax Band:**

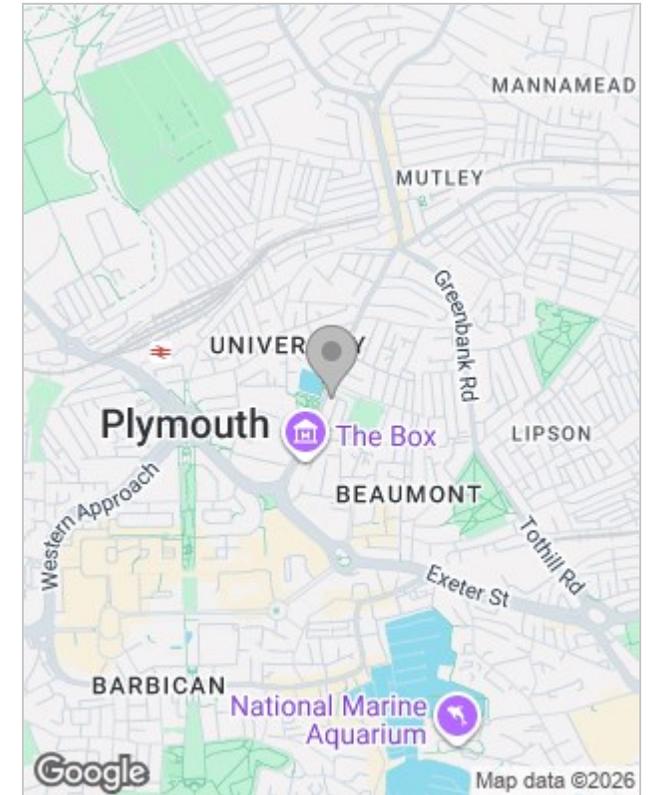




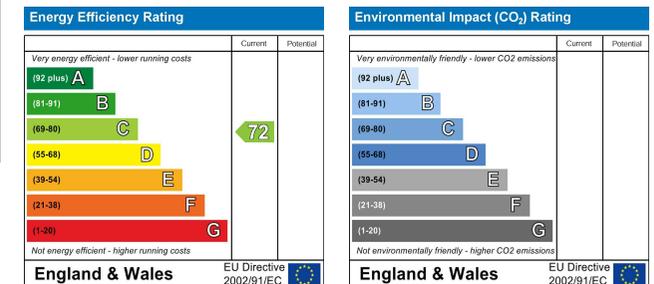
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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