Falcon

01752 600444

14 Rosslyn Park Road

Peverell, Plymouth, PL3 4LN

Guide Price £250,000 - £275,000

In Brief

Freehold Investment Opportunity – Two x One-Bedroom Flats within the same building!

Reception Rooms	Both flats have large living rooms
Bedrooms	Both flats have 1 double bedroom
Heating	Gas central heating
Area	1289 sq ft
Tenure	Freehold
Parking	On street parking

Description

Freehold Investment Opportunity – Two One-Bedroom Flats, separately metered and registered for council tax. A fantastic opportunity for experienced existing landlords to purchase a freehold property under one title deed, split into two self-contained one-bedroom flats, situated in the ever-popular and highly sought-after area of Peverell. The ground floor flat comprises a welcoming living room, a double bedroom, a breakfast room, a kitchen, and a bathroom. This apartment also benefits from private access to the courtyard garden, perfect for outdoor relaxation. The first floor flat offers a spacious layout, featuring a large living/dining room, a double bedroom, a fitted kitchen, and a bathroom with separate w/c. This property presents an excellent investment opportunity. The ground floor flat currently has a tenant in situ paying approx. £650 pcm while the first floor flat is vacant, offering flexibility for either immediate rental or owner occupation. Set within a prime location close to local amenities, parks, and excellent transport links, this property provides both strong rental potential and the opportunity to enhance yield through simple cosmetic improvements. Viewing is highly recommended to fully appreciate the potential this property has to offer.

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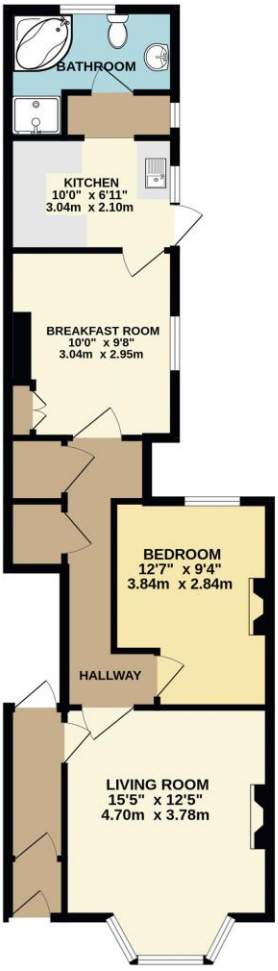
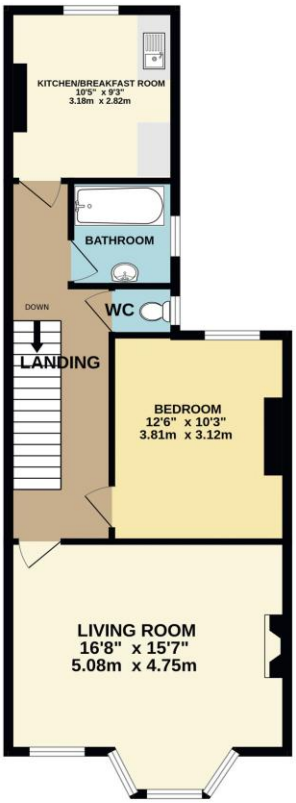
Floor Plans

GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 sq.m.) approx.

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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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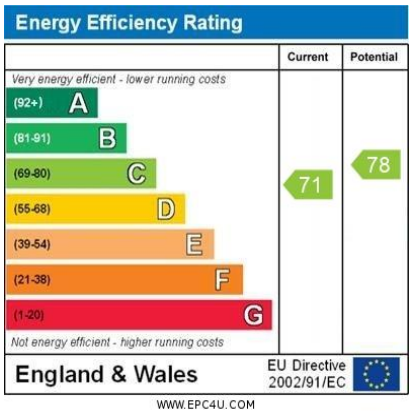
Your home may be repossessed if you do not keep up repayments on your mortgage.



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