



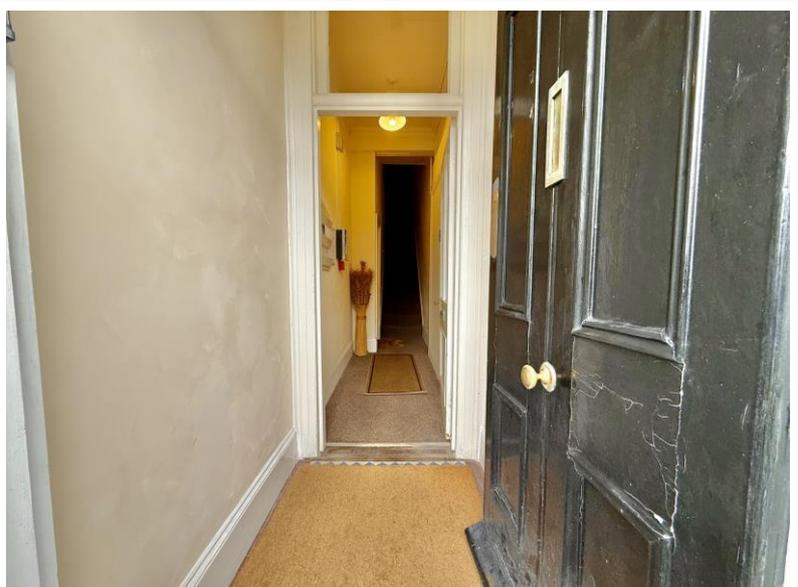
Falcon

01752 600444

146 North Road East

Plymouth, PL4 6AQ

£375,000





In Brief

Turnkey investment 4 self-contained flats, prime central location producing approx £33,250pa

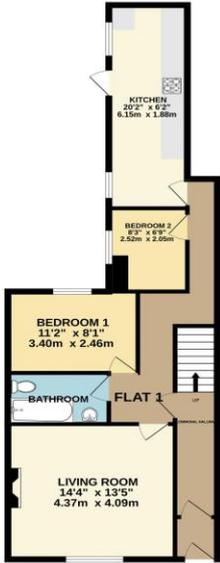
2 x 2 bedroomed flats 2 x 1 bedroomed flats

Located in this incredibly central and highly convenient position is this outstanding investment opportunity – a substantial and impressive period property arranged as four self-contained flats over four floors. The property makes a striking first impression with its strong and attractive façade, which continues internally with an excellent standard of presentation and an evident attention to detail, particularly in relation to current letting and compliance requirements. The building benefits from an up-to-date Fire Risk Assessment, a serviced communal fire alarm system, and full electrical certification with valid EICR passes for all flats. Each flat has its own separate meters and utilities, individual council tax banding, and current EPC ratings of 'C'. The accommodation comprises two one-bedroom flats and two two-bedroom flats, with the current rental income as follows: Ground floor: 2-bedroom flat – £735 pcm First floor: 2-bedroom flat – £725 pcm Second floor: 1-bedroom flat – £675 pcm Third floor: 1-bedroom flat – £635 pcm This produces a total annual income of £33,250 per annum, with all tenants paying their own utilities and bills. What is particularly impressive is the good quality throughout the individual flats. Each has fitted kitchens and modern bathrooms, along with well-maintained decoration. All flats benefit from gas central heating and uPVC double glazing. The communal areas are also clean, fresh and well presented, reflecting both a well-managed building and reliable long-term tenants. There is also a separate landlord's electrical supply located in the ground floor hallway. Externally, the property is set back from the road within a quiet cul-de-sac, with a small front garden and a particularly attractive open outlook over green space with mature trees, giving a rare sense of space and privacy for such a central location. Outside to the rear is an enclosed courtyard which leads through to parking area for two cars. Plymouth City Centre is within a short walk, and Plymouth Railway Station is close by, making this an exceptionally well-positioned investment with strong ongoing demand. A turnkey opportunity offering immediate income, excellent compliance standards and long-term capital potential.

Need A Mortgage?

Floor Plans

GROUND FLOOR
650 sq.ft. (60.1 sq.m.) approx.



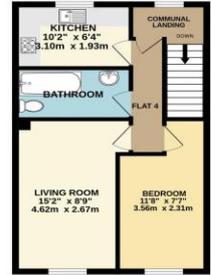
1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



2ND FLOOR
480 sq.ft. (44.5 sq.m.) approx.



3RD FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 2361 sq.ft. (219.3 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.

