



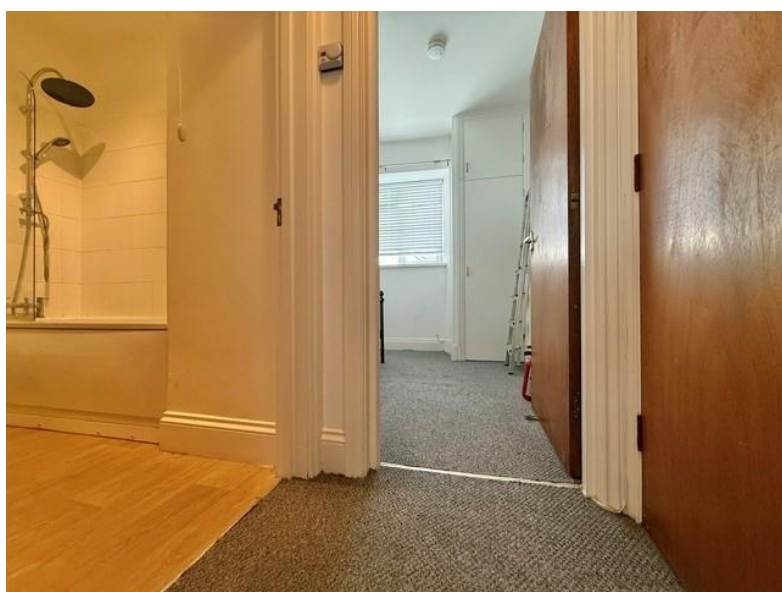
Falcon

01752 600444

18 Melbourne Street

Stonehouse, Plymouth, PL1 5HQ

£170,000





In Brief

THREE 1 BED SELF-CONTAINED FLATS | CIRCA £19,200 PA INCOME-11.2% GROSS RETURN

Reception Rooms Living room and modern style fitted kitchens.

Bedrooms All flats have 1 double bedroom

Heating Gas central heating

Area 1328 sq ft

Tenure Freehold

Parking Parking area to the rear of the building

Council Tax A

Description

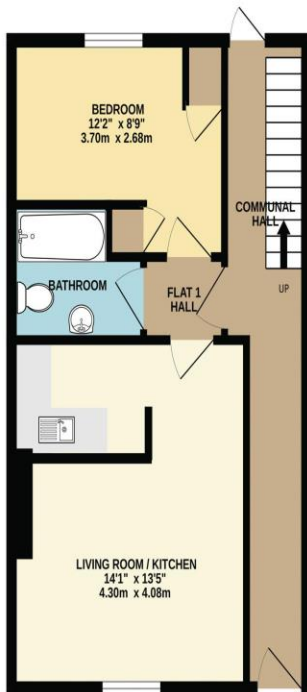
A fantastic ready-to-go investment opportunity occupying an extremely convenient central position with excellent access into Plymouth City Centre. The property has been cleverly arranged over three floors to provide three individual self-contained one-bedroom flats, making this an attractive proposition for investors seeking strong rental income. Two of the flats are currently let, with the third expected to be let shortly. Once fully occupied, the property is currently anticipated to produce an income of approximately £19,200 per annum, representing a gross return of around 11.2%. Each floor provides a one-bedroom flat, with all three benefiting from gas central heating and UPVC double glazing. There is also a useful parking area to the rear. The location further enhances the appeal, with the property positioned close to Plymouth City Centre and its extensive range of shops, restaurants, leisure facilities and transport links. To the rear is the open green space of Melbourne Green, while a children's playground is also just a few hundred yards away. A superb investment opportunity offering three separate rental units, strong income potential and an impressive gross return.

Need A Mortgage?

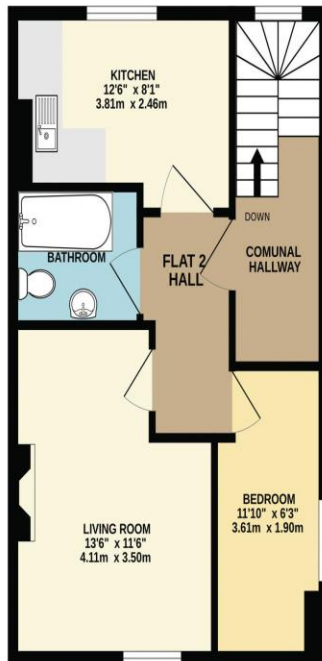
**Don't pay more than you need to for your mortgage advice:
ours is only £195 paid when you move!**

Floor Plans

GROUND FLOOR, FLAT 1
433 sq.ft. (40.2 sq.m.) approx.



FIRST FLOOR FLAT 2
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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

Falcon Property is an Introducer to Bradleys Financial Management Ltd. They are appointed representatives of Sesame Ltd who are authorised and regulated by the Financial Services Authority. Bradleys do not charge for mortgage advice, however a fee paying option is available. Typical fee is £195. Bradleys Financial Management: 16 Mannamead Road, Mutley, Plymouth, PL4 7AA

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

