

Sold STC

Alexandra Road, Mutley, Plymouth PL4 7EQ



Offers in Region of £45,000

Studio

- ✓ IDEAL BUY TO LET INVESTMENT
- ✓ NO CHAIN
- ✓ Going Concern Investment Opportunity
- ✓ Recently Refurbished
- ✓ Mutley Plain within Walking Distance
- ✓ Plymouth University in Walking Distance
- ✓ Shops & Amenities Nearby
- ✓ Located on a Major Bus Route



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Description

Viewme are pleased to offer this studio apartment located in the Mutley area for sale.

The property is for sale as a going concern, a tenant is currently residing at the property.

The property consists of: Entrance, Reception/Bedroom, Kitchen, Shower Room.

Location

Mutley Plain is within walking distance of the property where you will find shops, amenities, bars, restaurants and fast food takeaways.

The Life Centre, situated in Central Park, boasts an olympic size swimming pool, a gym, various exercise classes. Plymouth Argyle Football club are also located here.

Major local transport links take you to anywhere in the city from Royal Parade or Bretonside Bus Station as well as the local train station just off the City Centre.

First Floor

Reception/Bedroom - Neutrally decorated room with carpet flooring, double glazed window which overlooks the rear of the property.

Television point, electric sockets. NB the wardrobe has since been removed.

Kitchen - The kitchen consists of cream base and eye level units with roll top work surface with a stainless steel sink and draining board.

Vinyl flooring, tiled walls and window to the side aspect of the property.

Appliances include a washing machine, free standing fridge and electric cooker.

Shower Room - The bathroom has a white suite comprising:

Low level WC, wash hand basin and shower cubicle with electric shower.

Partially tiled walls with wall mounted mirror. Vinyl flooring and extractor.



Living Space



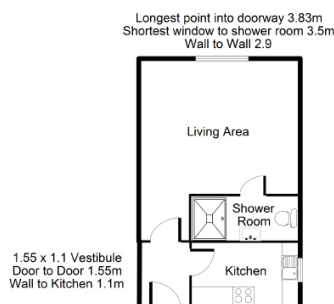
Shower Room (View 1)



Shower Room (View 2)



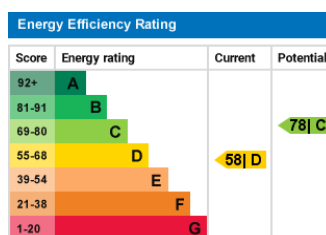
Floorplans



Floor Plan Is Not Drawn To Scale

Floorplan (not to scale)

Energy Efficiency and Environmental Impact



Additional Information

IDEAL BUY TO LET INVESTMENT OPPORTUNITY. The property is located above a local Laundry & Commercial unit on Alexandra Road & currently lets @ £400pcm

NOTE: A Mortgage MAY not be available for this property due to it's size - possible cash buyer investment only.

Council Tax Band: A

Lease - 88 years remaining

Ground Rent: £150 per annum (2022/23) Service Charge: £200 per annum (2021/22) - awaiting confirmation - Buildings

Insurance: £100.00 per annum (2021/22) - awaiting confirmation

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Tenure - Viewme have not had sight of the Title documents and the buyer is advised to obtain verification from their Solicitor or Surveyor. You are advised to contact the local authority for Council Tax information.