

for sale

offers over **£270,000**



Albert Road Plymouth PL2 1AF

ATTENTION INVESTORS - GUIDE PRICE £270,00 Situated in the ever popular area of Stoke, is this mid-terraced property divided into four flats, located close to The Plymouth Dockyard, generating a gross income of £19,500 per annum. An internal viewing is highly recommended!! EPC: C

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Entrance Hall

Staircase to first floor with storage cupboard under. Obscure double glazed door providing access to rear courtyard. Private doors to Flat 1 + 2.

Flat One Entrance

Radiator. Doors lead off providing access to ground floor rooms.

Lounge

8' 2" x 14' 4" (2.49m x 4.37m)

Double glazed window to the front, radiator, doorway to kitchen.

Kitchen

6' 5" x 3' 11" (1.96m x 1.19m)

Range of white base and eye level storage cupboards with granite effect roll top working surfaces. stainless steel sink unit with mixer tap + drainer unit, range of eye level storage cupboards over and part tiled walls, laminate flooring. Integrated oven, four ring electric hob with cooker-hood over.

Bedroom One

10' 10" x 11' 8" (3.30m x 3.56m)

Double glazed door to the rear providing access to the courtyard, door to ensuite + cupboard, radiator.

Ensuite Shower Room

Fitted with wc, wash hand basin, shower + wall mounted boiler.

Flat Two Entrance

Into living accommodation.

Living Accommodation

9' 6" x 12' 5" (2.90m x 3.78m)

Double glazed window to the side, fitted kitchen with work surfaces + wall and base mounted units, stainless steel sink and drainer unit, slot in cooker, radiator, room for fridge/freezer, door to bedroom.

Bedroom One

9' 4" x 9' 4" (2.84m x 2.84m)

Double glazed window to the side, radiator.

Ensuite Shower Room

Fitted with wc, wash hand basin, shower + obscure double glazed windows to the rear and side.

First Floor Landing

Door to Flat 3 + stairs rising to the second floor landing.

Flat 3 Entrance

Doors providing access to all further rooms, radiator.

Lounge

13' 1" x 12' 7" (3.99m x 3.84m)

Double glazed window to the front, radiator, serving hatch.



Kitchen

9' 3" x 4' 4" (2.82m x 1.32m)

Galley style kitchen fitted with wall and base mounted units with work surfaces above, fitted electric hob and cooker, with cooker-hood over. Space for fridge/freezer. Wall mounted boiler. Stainless steel sink and drainer unit. Vinyl flooring and partially tiled walls.

Bedroom One

10' 11" x 11' 11" (3.33m x 3.63m)

Built-in double wardrobe, radiator, double glazed window to rear elevation, door to ensuite.

Ensuite Shower Room

Fitted with wc, wash hand basin + shower.

Second Floor Landing

Door to Flat 4 and double glazed window to the rear.

Flat Four Entrance

Doors leading off providing access to all further rooms, radiator.

Lounge Diner

12' 9" x 13' (3.89m x 3.96m)

Radiator, tiled fireplace, double glazed window to front elevation, serving hatch.

Kitchen

9' 3" x 4' 4" (2.82m x 1.32m)



Galley style kitchen fitted with wall and base mounted units with work surfaces above, fitted electric hob and cooker, with cooker-hood over. Space for fridge/freezer. Wall mounted boiler. Stainless steel sink and drainer unit. Vinyl flooring and partially tiled walls.

Bedroom One

10' 9" x 11' 11" (3.28m x 3.63m)

Built-in double wardrobe with hanging rail, radiator, double glazed window to rear elevation, door to ensuite.

Ensuite Shower Room

Fitted with wc, wash hand basin + shower.

Outside

To the rear of the property is an enclosed courtyard with a pathway running along the side of the tenement providing access to a further patio area with built in storage cupboards housing the gas meters whilst steps lead from the patio area to a further garden, again enclosed with pedestrian gate onto rear service lane.

Agency Notes:

Freehold property with 4 x One Bedroom Flats with a communal courtyard garden.

EPC: C/C/D/D

Each flat is on a separate meter and tenants all pay their own bills including council tax. Two flats accumulating £420.00 PCM, one flat accumulating £405.00 PCM and the final one accumulating £386.00 PCM.



To view this property please contact Connells on

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Property Ref: SBU105739 - 0006

Tenure: Freehold

EPC Rating: C

view this property online [connells.co.uk/Property/SBU105739](https://www.connells.co.uk/Property/SBU105739)



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