



## 4 Moon Street | Sutton Harbour | Plymouth | PL4 0AL

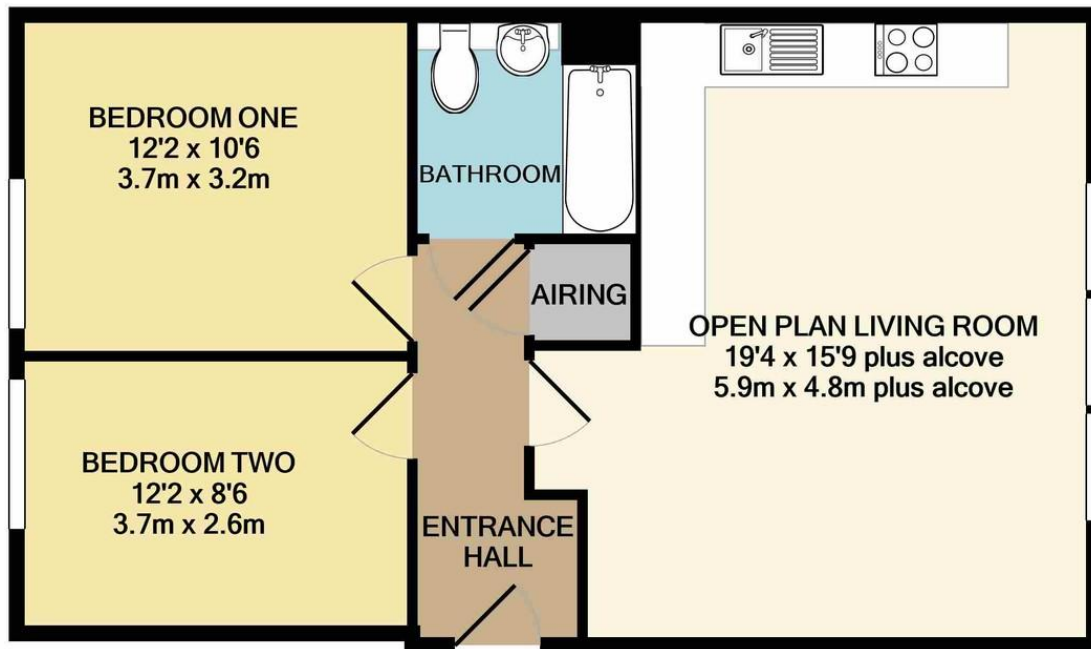
Guide £160,000-£170,000

A two double bedroom purpose built apartment.

This fourth floor apartment is situated within close proximity to Sutton Harbour and is within a short walk of the City Centre, the historic Barbican and Plymouth University.

The Accommodation briefly comprises; entrance hall, open plan kitchen / living room, two double bedrooms and family bathroom. Benefits include double glazed windows, central heating and allocated parking for one vehicle. The property is currently let at £10,800 pa giving a yield of 6.75%.

- Two Double Bedrooms
- Open Plan Kitchen / Living Room
- Bathroom
- Allocated Parking
- Double Glazed Windows
- Close to Drake Circus
- Short walk to all facilities



TOTAL APPROX. FLOOR AREA 636 SQ.FT. (59.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Contact Details

48 Ebrington Street  
Plymouth  
Devon  
PL4 9AD

www.athomelettings.com  
info@athomeproperty.co.uk  
01752 777070

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements