



Marrowbone Slip | Sutton Harbour | Plymouth | PL4 0HX

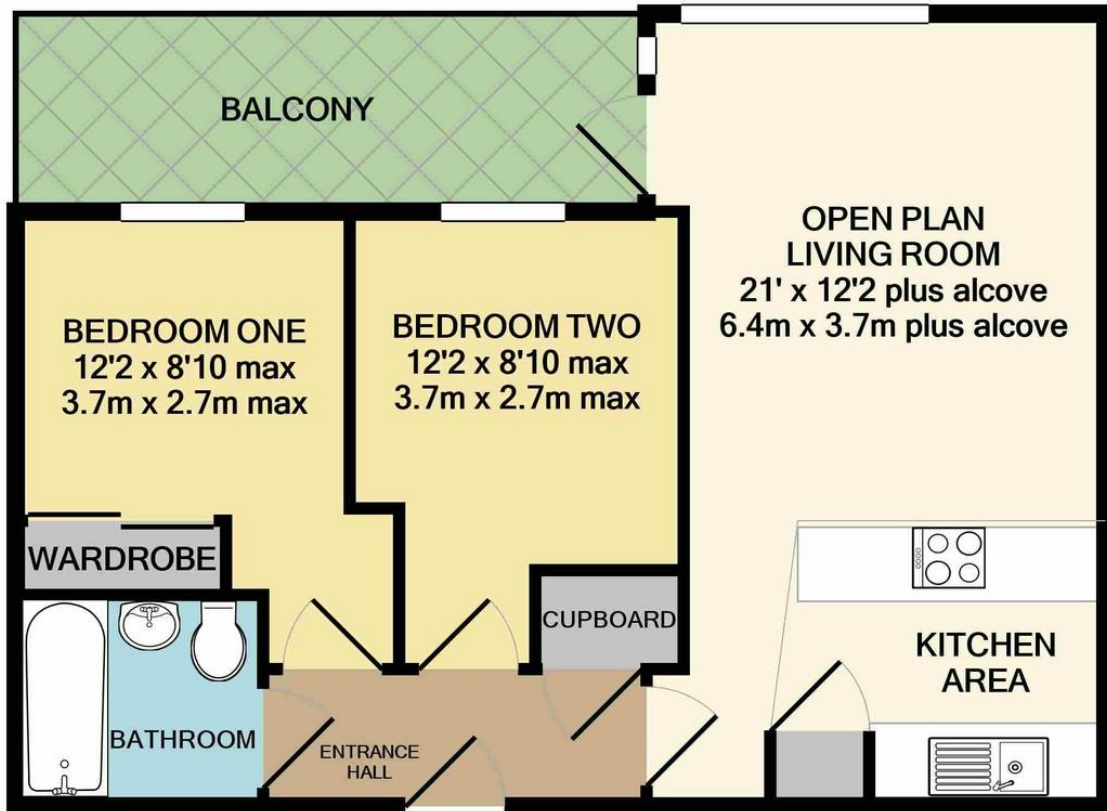
A two double bedroom second floor apartment.

This waterside development offers views of Sutton Harbour and is located within a short walk of the historic Barbican, Plymouth Hoe, Plymouth City Centre and two marinas. The accommodation comprises, entrance hall, open plan living room, balcony, two bedrooms and family bathroom. There is an allocated parking space, within the gated carpark.

The property would make an ideal investment purchase, City home or bolt hole. Currently the property is let under an Assured Short-hold Tenancy agreement.

In Excess Of £220,000

- Second Floor Apartment
- Two Double Bedrooms
- Open Plan Living Room
- Balcony
- Waterside Location
- Allocated Parking Space
- Proven Rental Income
- Sought After Location



TOTAL APPROX. FLOOR AREA 520 SQ.FT. (48.3 SQ.M.)

Contact Details

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| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 82 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 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