



## Headland Park House | North Hill | Plymouth | PL4 8EX

Guide £140,000-£150,000

A penthouse apartment located within a purpose built block.

The property is accessed via a large private roof terrace giving outstanding views across the city centre and towards Plymouth Sound and the breakwater. Accommodation comprises; entrance hall, open plan living room with balcony, kitchen, double bedroom and bathroom. Benefits include double glazed windows, under floor heating and entry phone system.

Located on North Hill the property is within close proximity to Mutley Plain, the City Centre, local shops, schools, Plymouth Train Station and Plymouth University. The property is currently let and generating £9,300 pa which equates to 6.6% yield.

- Penthouse Apartment
- Sea Views
- Open Plan Living Room
- Double Bedroom
- Bathroom
- Roof Terrace
- Central Location
- Proven Rental Income



**GROUND FLOOR**  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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| Energy Efficiency Rating                           |          | Current                    | Potential |
|----------------------------------------------------|----------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                            |           |
| (92+)                                              | <b>A</b> |                            |           |
| (81-91)                                            | <b>B</b> |                            |           |
| (69-80)                                            | <b>C</b> |                            |           |
| (55-68)                                            | <b>D</b> | 60                         | 61        |
| (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<br>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