



## 72 Alexandra Road | Mutley | Plymouth | PL4 7JT

Offers Over £80,000

A ground floor flat, situated within the Mutley area.

This spacious one bedroom flat offers an entrance hall, lounge / diner, kitchen, double bedroom bathroom and separate WC. Outside is a small courtyard area and off road parking for one car.

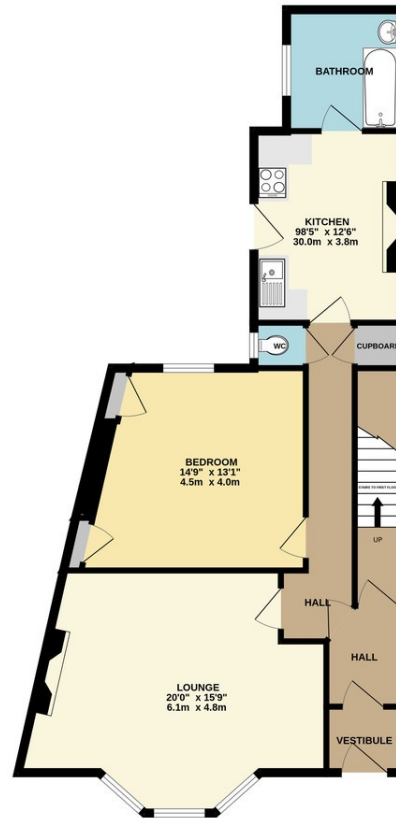
The property is currently let and produces £8,160 pa which equates to 10.2% yield.

Please note that due to the short lease, this property is only available as a Cash Purchase.

- Ground Floor Flat
- One Bedroom
- Large Lounge / Diner
- Off Road Parking
- Gas Central Heating
- Popular Location
- Investment Purchase
- Cash Buyers Only



GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



## Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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