

## Anstis Street | Stonehouse | Plymouth | PL1 5JS

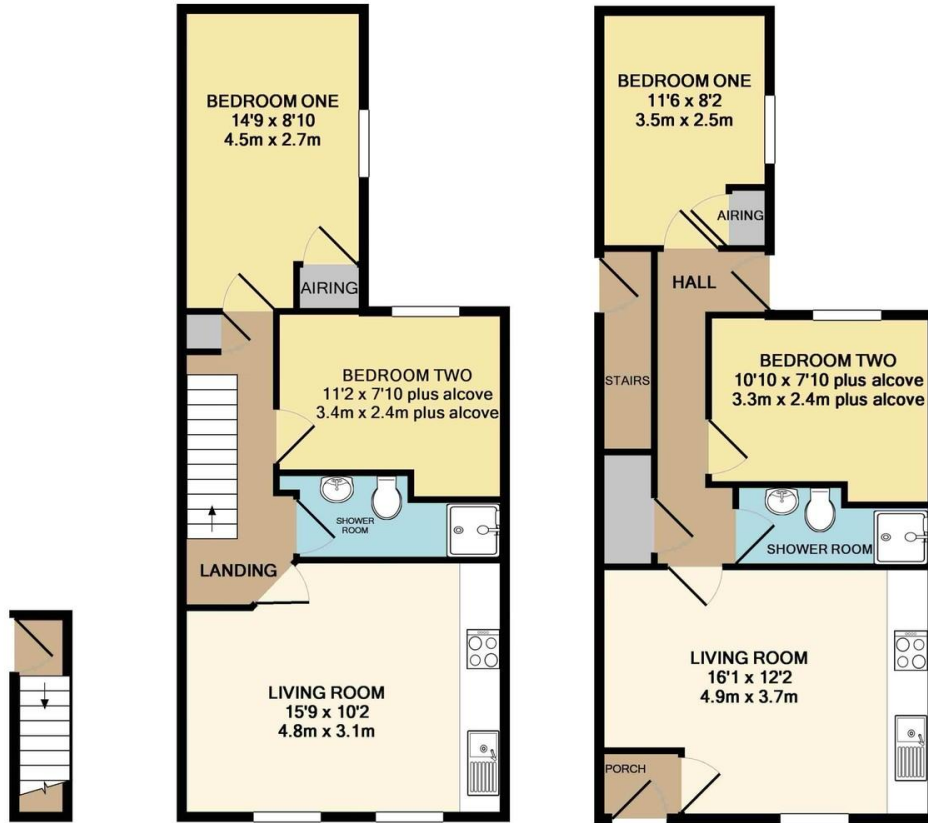
OIEO £180,000

Two well presented two double bedroom flats within the same building.

This recently refurbished property benefits from Upvc double glazed windows, gas central heating systems, fitted kitchens and modern bathrooms. The décor is neutral throughout and the property is situated within a short walk to Plymouth City Centre and Millbay Marina.

One flat is currently let at a rental income of £6,300 per year and the other is currently vacant but is expected to produce an income of £6,600 per year, which equates combined to a yield of 7.2%. Of particular interest is the useful two storey barn within the rear courtyard, which could (subject to planning conditions) possibly be converted into an additional dwelling.

- Two Self Contained Flats
- Both with Two Double Bedrooms
- Gas Central Heating
- Upvc Double Glazing
- Fitted Kitchens

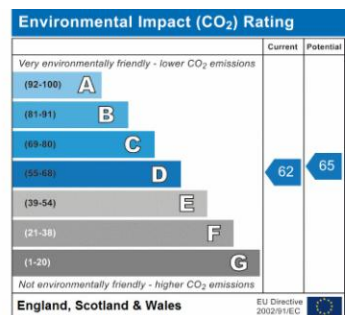
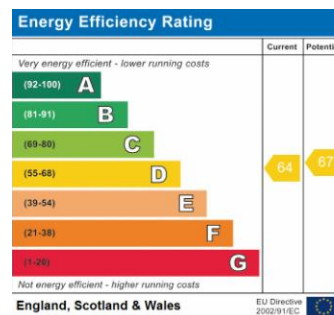


TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.7 SQ.M.)  
npt has been made to ensure the accuracy of the floor plan contained herein, rooms and any other items are approximate and no responsibility is taken. This plan is for illustrative purposes only and should be used as a guide. The services, systems and appliances shown have not been tested.

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.