

# clever



## 87 Alexandra Road

Mutley, Plymouth, PL4 7EF

**Offers in excess of £125,000**



FANTASTIC INVESTMENT PROPERTY!

CENTRALLY LOCATED MAISONETTE FULLY LET FOR 25/26 ACADEMIC YEAR PRODUCING £20,250 GROSS PA (16+% YIELD)

Within close proximity of Plymouth University, Pure Gym and the famous Mutley Plain this offers a fantastic investment opportunity. The accommodation comprises Communal Entrance, Entrance Hall, spacious Living Room, fitted Kitchen, three generous Bedrooms and Bathroom. EPC D. 199 Year Lease from 29/11/1984. Ground Rent £50 PA.



Entrance Hallway

Kitchen

Lounge

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

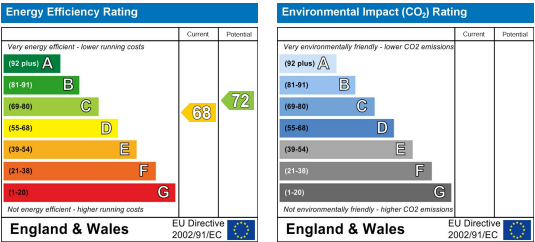
Area Map



Floor Plans



Energy Efficiency Graph



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