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## First Floor Flat, 622 Wolseley Road, Plymouth PL5 1TE

GUIDE PRICE **£60,000+\***

RESIDENTIAL INVESTMENT

### Description

A two bedroom first floor flat, currently let on a 12 month assured shorthold tenancy which commenced on the 20th August 2025, generating an income of £800pcm/£9,600pae. The property has the benefit of a parking space and private access via an external staircase to the rear of the property, gas central heating and double glazing, with 103 years remaining on the lease.

### Situated

Wolseley Road is situated in the St Budeaux area of Plymouth, offering bespoke shops and restaurants, schools and parks, with a vibrant community and being readily accessible to the A38, with excellent public transport links throughout the city of Plymouth.

### Ground Floor

External staircase rising to the first floor flat

### First Floor

Entrance hall, kitchen, sitting room, two bedrooms and bathroom.

### Outside

Parking space to the rear of the building.

### Viewings

Strictly by prior appointment with Fulfords St Budeaux 01752 362481. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Rating

D

### Council Tax Band

A



### Lease Details

**Lease** 125 years from the 3rd October 2003

**Ground Rent** £50 per annum

**Service Charge** £0 per annum.

A 50% contribution towards communal works to the building as required on an ad hoc basis.

### Tenure

Leasehold