



SELL • LET • MANAGE

6 Mount Stone Road  
Plymouth, PL1 3RW

£140,000 Leasehold



## 6 Mount Stone Road

, Plymouth, PL1 3RW

Attention First Time Buyers and Investors!

DC Lane present to the market a ground floor 2 double bedroom purpose built flat located moments from the historic Royal William Yard in Plymouths waterside district.

Surrounded by communal gardens and with a private storage shed, this property enjoys 2 spacious double bedrooms, a well appointed living room, modern fitted kitchen and white 3 piece bathroom with shower over. There is gas central heating and double glazing. Permit parking is also available at the address.

Offered on an original 125 year Lease with 95 years remaining the property is currently let. DC Lane believe there is potential for a gross yield in excess of 5.5%.

This property will suit both buy to let investors and private buyers who enjoy the convenient waterside lifestyle on offer.

- OPEN DURING 2ND LOCKDOWN
- Waterside Location
- Ground Floor Flat
- 2 Double Bedrooms
- Communal Gardens
- External Private storage
- Modern Fitted Kitchen
- Gas Central Heating
- Double Glazing
- Investment Potential

Council tax band:



Ground Floor

Living Room/Dining Room 12'2" x 14'2" (3.72 x 4.34)

Kitchen 7'10" x 6'0" (2.40 x 1.84)

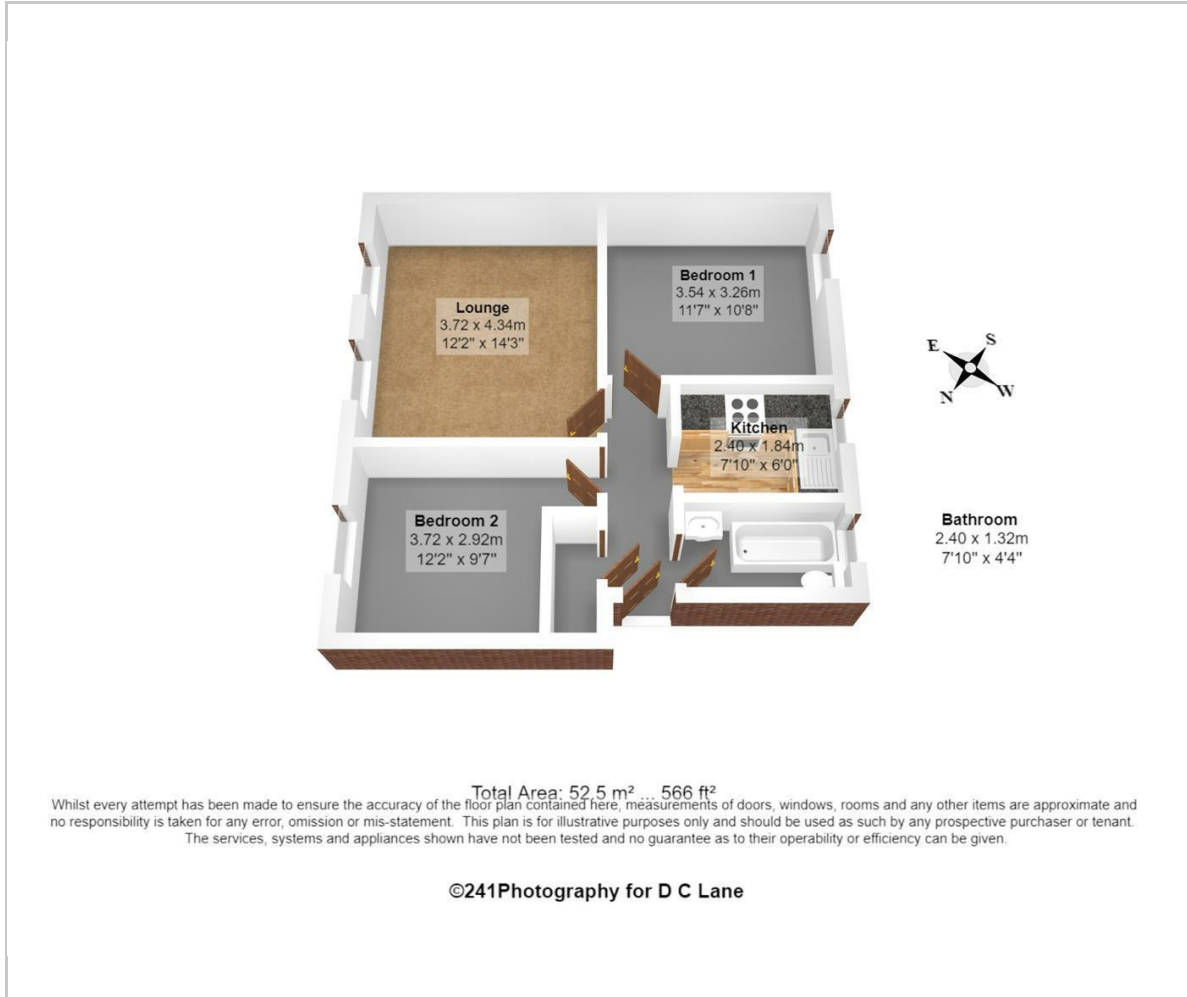
Bedroom One 11'7" x 10'8" (3.54 x 3.26)

Bedroom Two 12'2" x 9'6" (3.72 x 2.92)

Bathroom 7'10" x 4'3" (2.4 x 1.32)



## Floor Plan



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

