



Wall Street  
Plymouth  
Devon  
PL1 4FX

Offers in Excess of £90,000

bettermove

## Wall Street

Plymouth

Bettermove are proud to present this 1 bedroom Ground Floor Flat in Plymouth available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is A.

The property is currently tenanted and can be sold vacant on possession - rental yields can be obtained through Bettermove.

This is a leasehold property with 107 years remaining on the lease; the ground rent is £250 per annum and the service charge is £1,200 per annum.

The interior of this well presented property comprises the open plan living room and the fitted kitchen, one double bedroom and the bathroom on the ground floor of the building.

Located in the popular residential area of Plymouth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Devonport Train Station, the A38 and many local bus routes.

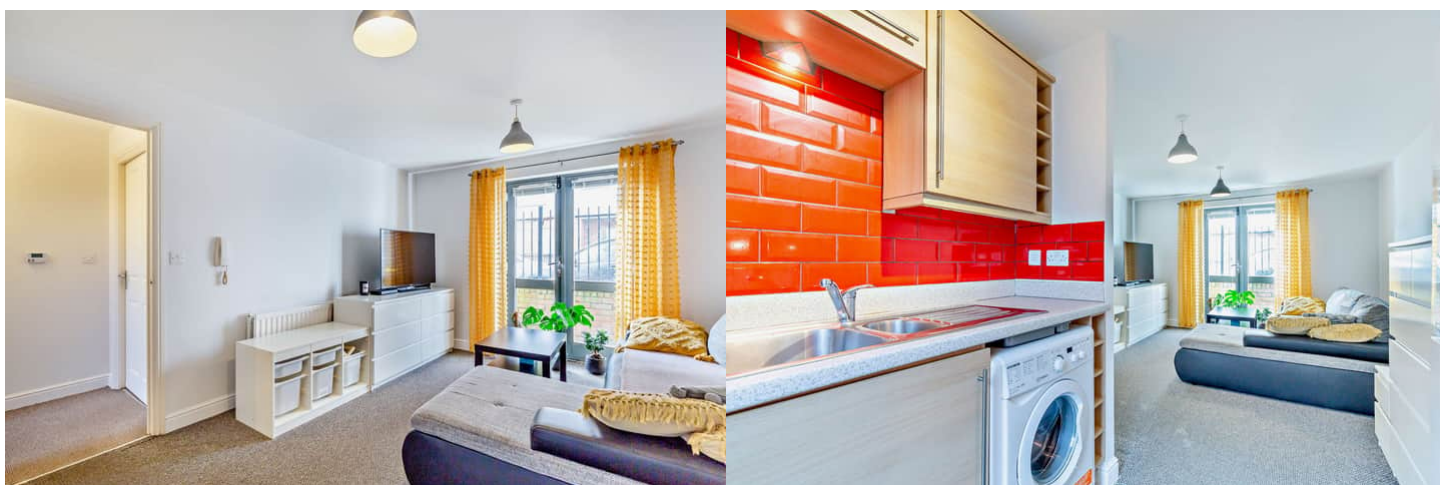
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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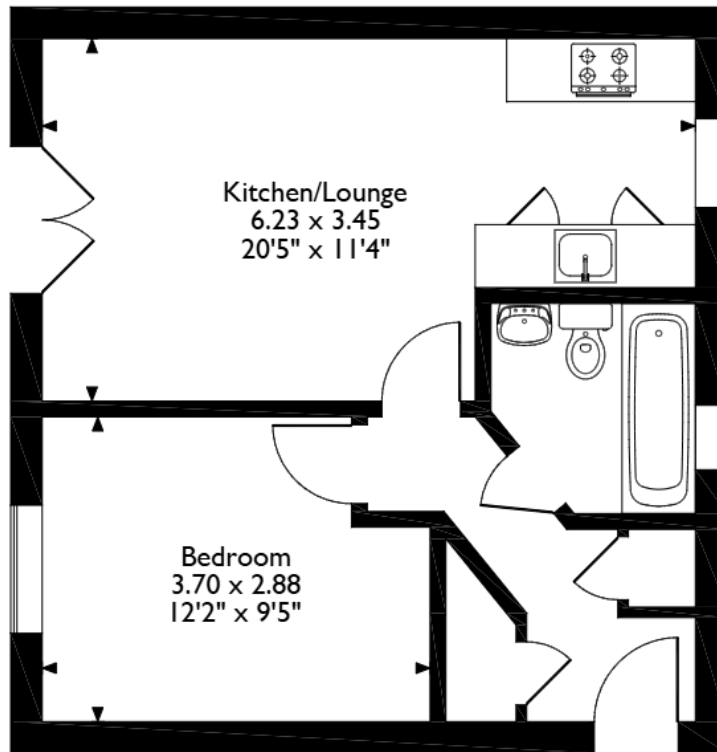
You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.



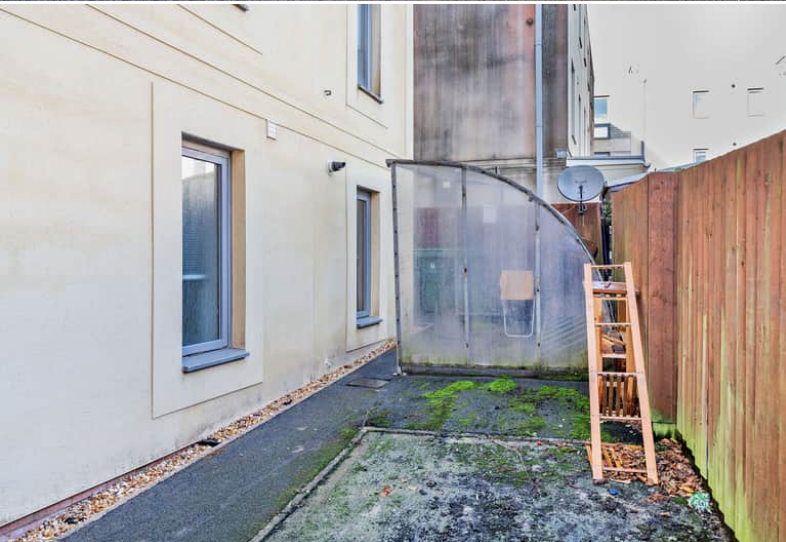
Wall Street, Plymouth  
 Approximate Gross Internal Area  
 40 Sq M/431 Sq Ft



**Ground Floor Flat**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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