



**Francis Stuart**

Sales • Lettings • Investments

# Vaagso Close, Plymouth, PL1 4DD

Guide Price £130,000

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This spacious second-floor maisonette offers well-proportioned accommodation over two levels, featuring a bright lounge/dining room, fitted kitchen, three bedrooms, a bathroom, and a separate WC. The property benefits from gas central heating, double glazing, an allocated parking space, and access to well-maintained communal gardens.

Conveniently located, the home is accessed via a communal stairwell to a private entrance. Inside, the kitchen provides ample unit and appliance space, while the generous lounge/diner overlooks the rear garden. Upstairs includes two double bedrooms and a single, all with built-in storage, along with a bathroom and separate WC.

The property is leasehold with a new 999-year term and a shared freehold. Annual service charge is approximately £1,050 per annum. Currently tenanted at £900 PCM, the property offers excellent investment potential, with similar flats in the block recently advertised at £1,050 PCM.

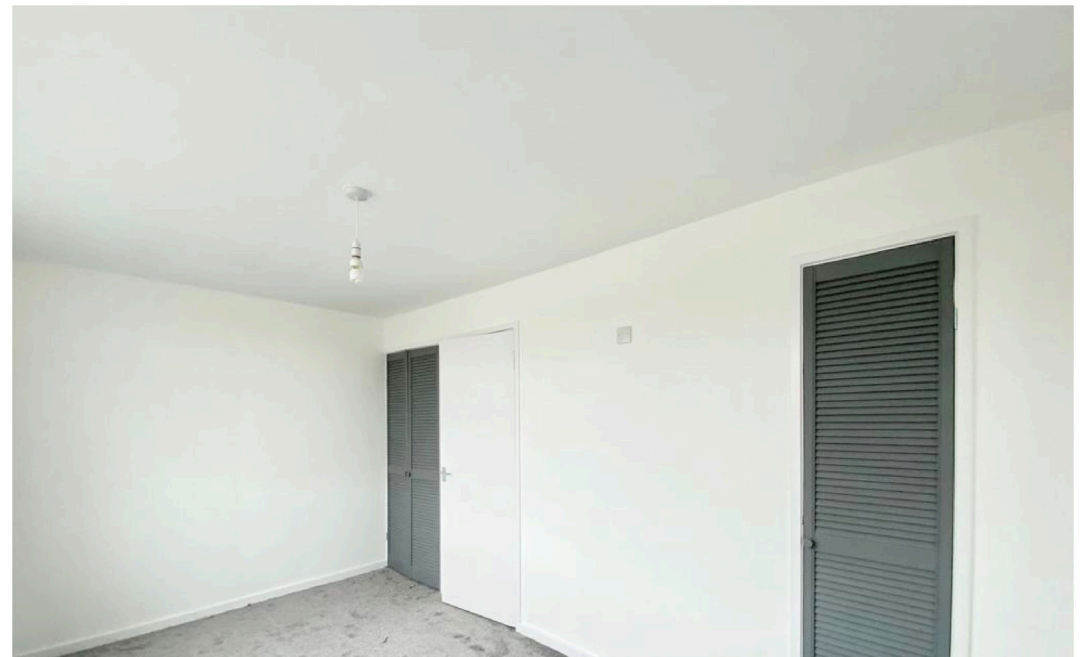
Ideal for investors or first-time buyers, early viewing is recommended to appreciate the space and value on offer.

#### Agent Note:

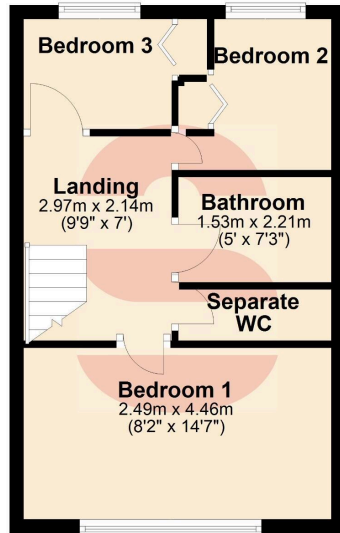
We may introduce buyers and sellers to our panel of carefully selected Conveyancers, Mortgage or surveyor services. The choice to use their services is entirely yours. If you opt to proceed, please be aware that we will receive an average referral fee of £120-£200 (including VAT) from the firm for the introduction. These firms have been chosen based on their strong local reputation and proven track record of excellence.

There's no obligation to use our recommended providers.

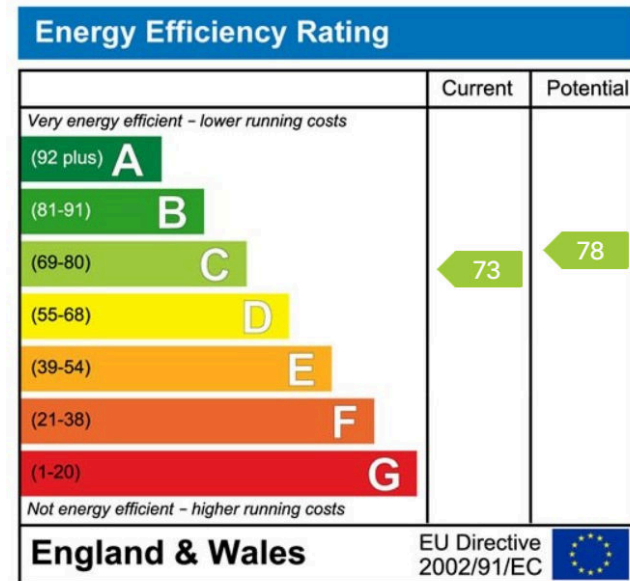
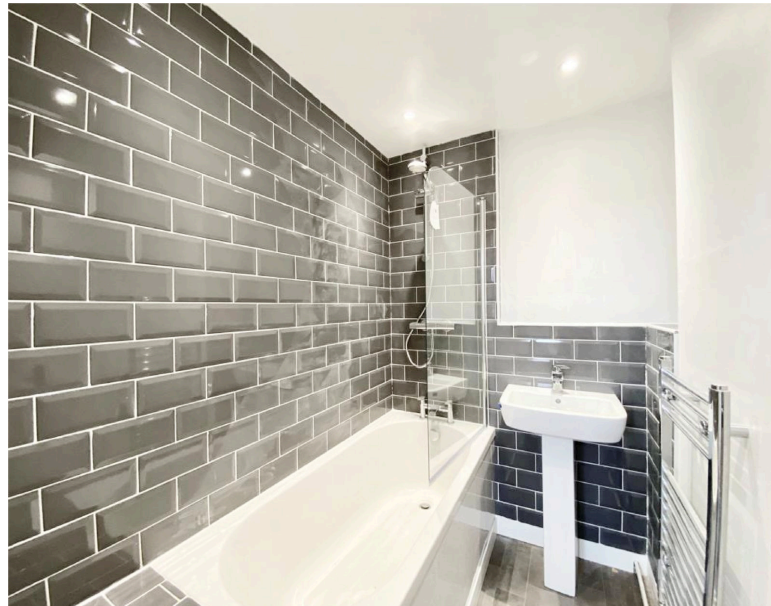
To comply with Anti-Money Laundering regulations, all prospective purchasers must provide identification documents before a sale is agreed upon and solicitors are instructed. The cost of these checks is currently £12 (including VAT) per check, which we request you cover.



### First Floor



- Two Storey Flat
- Well Presented
- Allocated Parking Space
- EPC C
- Refurbished 2.5 years Ago
- Central Location
- Three Bedrooms
- Currently rented at £900 PCM



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