



Cross Keys Estates

Opening doors to your future



Cross Keys Estates
Residential Sales & Lettings



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Flat 2, 54 Durnford Street
Plymouth, PL1 3QN
Guide Price £130,000 Leasehold - Share of Freehold



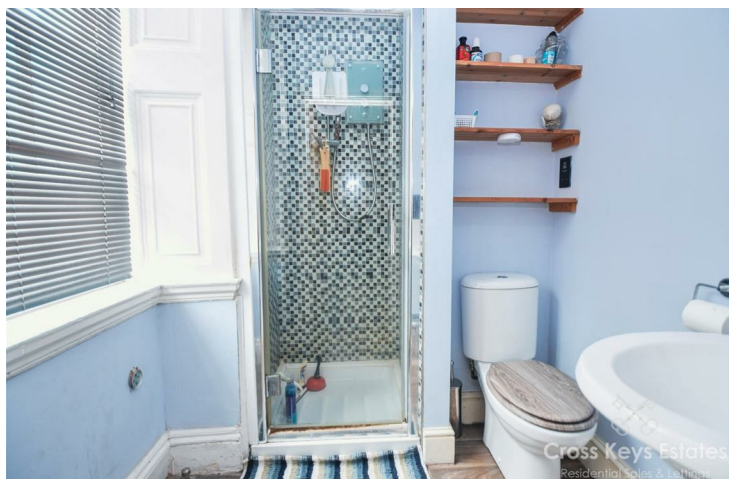
Flat 2, 54 Durnford Street, Plymouth, PL1 3QN

Guide Price £130,000 Leasehold - Share of Freehold

**** Guide Price - £130,000 to £150,000 ****

Cross Keys Estates are delighted to bring this property to the sales market. Nestled in the desirable Stonehouse Peninsula, this charming ground floor apartment is a splendid example of a Georgian townhouse conversion. With its prime location, you will find yourself just a stone's throw away from the vibrant Royal William Yard and the picturesque Cremyll Ferry, making it an ideal spot for those who enjoy the convenience of city living while being close to the water. The apartment boasts a spacious living room, featuring a delightful period fireplace that adds character and warmth to the space. The unique curved rear window wall floods the room with natural light, creating an inviting atmosphere perfect for relaxation or entertaining guests.

- Desirable Stonehouse Location
- Period Feel And Internal Features
- Good Size Double Bedroom, Gch
- Electric Heating, Utility Room
- Available with No Onward Chain
- Lovely Ground Floor Apartment
- Large Living Room, Kitchen Area
- Ensuite Shower Rm, Sash Windows
- Close To Royal William Yard
- Early Viewing Advised, EPC = D58



Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Plymouth

Plymouth, Britain's Ocean City, is one of Europe's most vibrant waterfront cities. Located in one of the most beautiful locations imaginable, Plymouth is sandwiched between the incredible South West coastline and the wild beauty of Dartmoor National Park. Plymouth is 37 miles south-west of Exeter and 190 miles west-south-west of London, between the mouths of the rivers Plym to the east and Tamar to the west where they join Plymouth Sound to form the boundary with Cornwall, it is also home to one of the most natural harbours in the world. To the North of Plymouth is Dartmoor National Park, extending to over 300 square miles, which provides excellent recreational facilities.

The city is home to more than 260,000 people, making it the 30th most populated city in the United Kingdom and the second-largest city in the South West, after Bristol and has a full range of shopping, educational and sporting facilities. There is mainline train service to London (Paddington) and to Penzance in West Cornwall.

There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.

Plymouth is governed locally by Plymouth City Council and is represented nationally by three MPs. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain, but has tended toward a university economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

Stonehouse Peninsula

Stonehouse Peninsula is an extremely prestigious and sought-after area within Plymouth due to its waterside location and being within close proximity to the ever-popular Royal William Yard development; this fantastic location affords the property beautiful panoramic views across the River Tamar Estuary and towards Cornwall in the distance. Stonehouse as an area has recently undergone a large-scale regeneration and offers its own local amenities including convenience stores, restaurants and public houses and is within walking distance of Plymouth City Centre where many further amenities can be found. The area is well known for its many coastal walks and points of interest including The Royal William Yard, Devil's Point and the Cremyll Ferry to Mount Edgcumbe being just a stone's throw away from the property itself. Regular bus services operate along Durnford Street and Cremyll Street giving access into Plymouth City Centre and other areas across the city and there are a number of excellent primary and secondary schools within close proximity to the property.

More Property Information

The good-sized double bedroom comes complete with an ensuite shower room, providing both comfort and privacy. Additionally, the apartment includes a well-equipped kitchen area and a handy utility room, ensuring that all your practical needs are met.

This property is perfect for a variety of buyers, whether you are a first-time buyer, a singleton seeking a cosy retreat, a landlord looking for a lucrative investment, or even someone in search of a potential holiday home. With its blend of historical charm and modern convenience, this apartment on Durnford Street is not to be missed. Embrace the opportunity to make this delightful residence your own.

Communal Entrance Hallway & Stairs

6'11" x 26'10" (2.12m x 8.17m)

Living Room

12'2" x 17'8" (3.71m x 5.38m)

Kitchen Area

5'10" x 7'1" (1.79m x 2.15m)

Bedroom

9'0" x 8'10" (2.75m x 2.69m)

Shower Room

Utility Room

The utility room is external of the apartment at the end of the communal hallway and for the sole use of Apartment 2

Cross Keys Estates Lettings Department

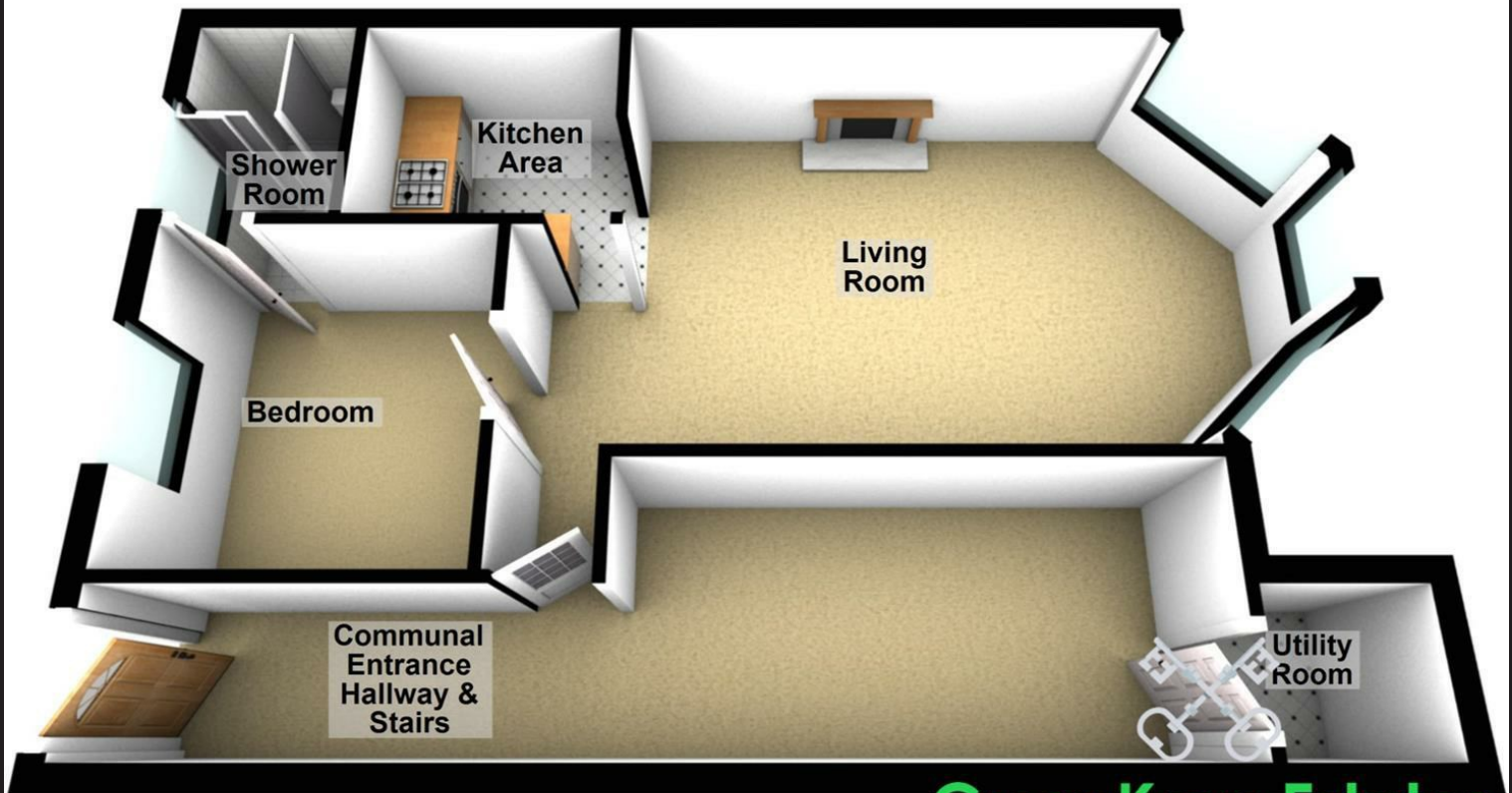
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

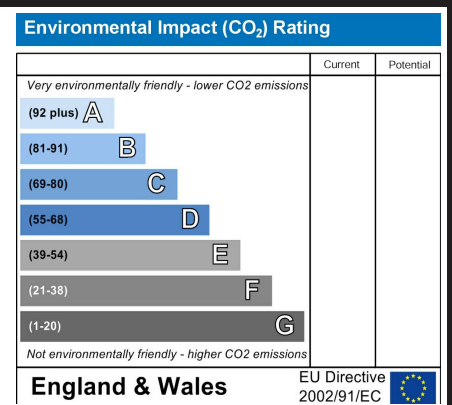
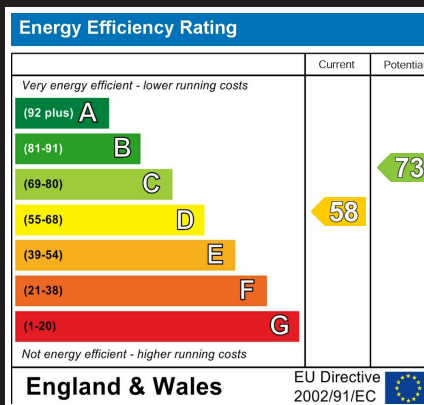
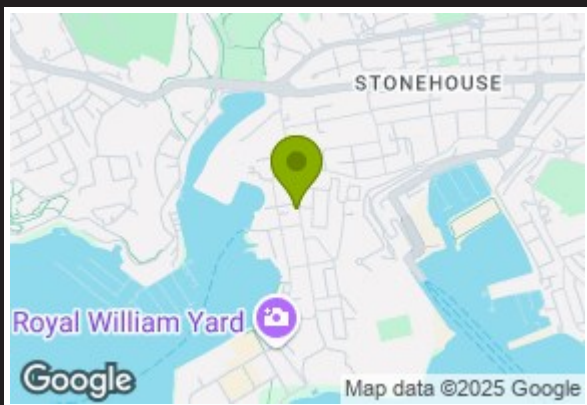
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment mortgages. Please get in touch to arrange a free, no obligation appointment to see how they can help you. Tel. 01752 255905, Email. sarah.millman@pn-fs.co.uk



Ground Floor



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VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band A



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