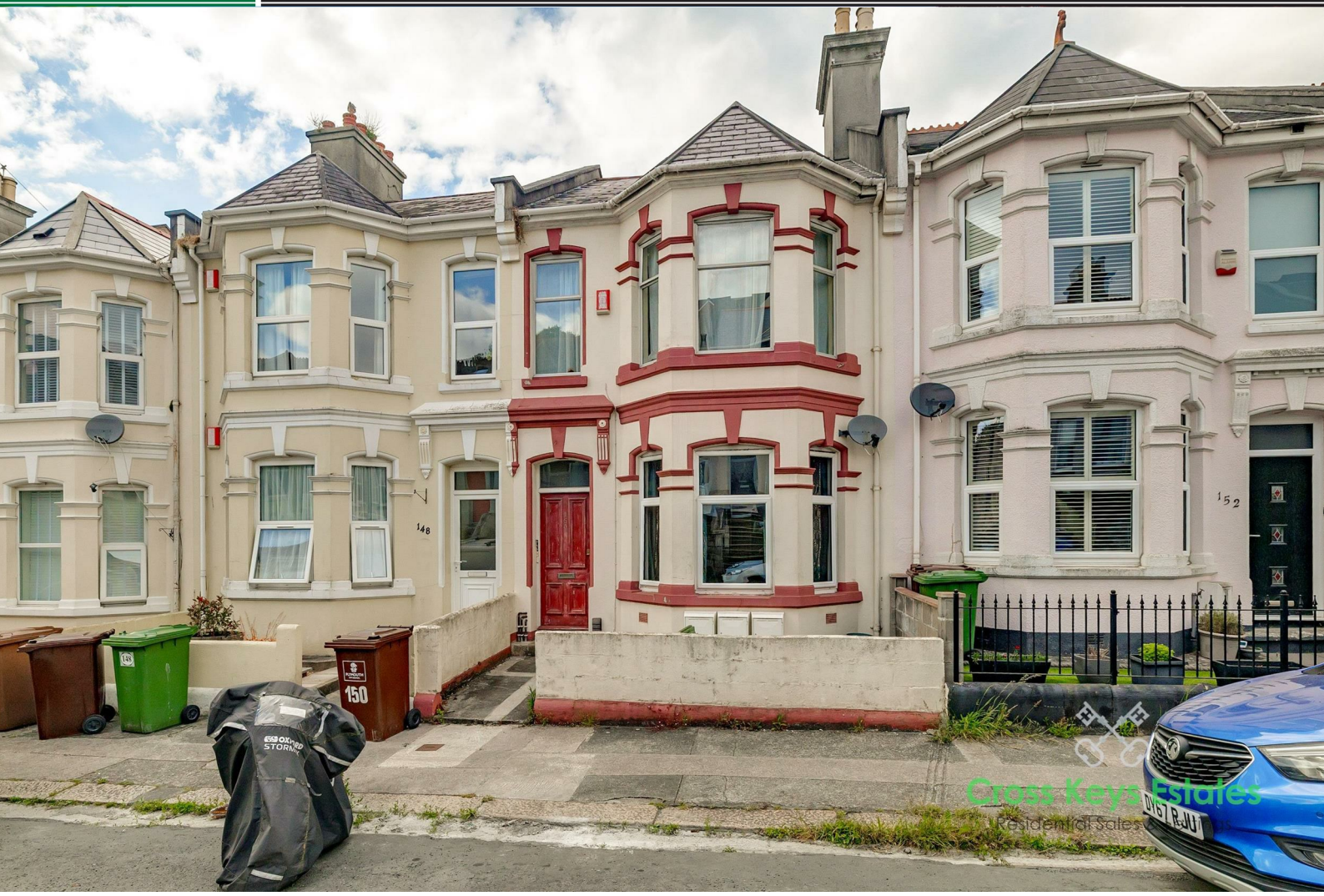
Cross Keys Estates

Opening doors to your future







GFF, 150 Pasley Street

Plymouth, PL2 1DT

Guide Price £100,000 Leasehold



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** Guide Price £100,000 to £110,000 **
Cross Keys Estates welcome you to this charming ground floor apartment located on Pasley Street, in the heart of Stoke. This Victorian town house conversion offers a perfect blend of historical charm and modern convenience. As you step into this delightful property, you are greeted by not just one, but two inviting reception rooms, providing ample space for relaxation and entertainment. The apartment boasts one and a half bedrooms, with the main bedroom being impressively spacious, offering a comfortable retreat at the end of the day. The second room, currently used as a study, provides flexibility to suit your lifestyle needs. The lovely size bathroom ensures that you can unwind in style, while the double glazed windows and gas central heating add to the comfort of this home. With a fantastic lease length of 982 years, low service charges, and the lowest council tax band rating.

- Lovely Apartment In Victorian House
- Living Room, Good Size Fitted Kitchen
- Second Room Currently Used As A Study
- Double Glazed, Gas Centrally Heated
- Available Immediately, No Onward Chain
- Conveniently Located On Ground Floor
- Huge Double Bedroom, Bathroom
- 982 Years Remaining On The Lease
- Well Presented Property Throughout
- Early Viewing Recommended, EPC = D59





Cross keys Estates
As one of Plymouths' 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.

Stoke
Stoke is a sought-after residential district, much of which is a conservation area due to the high density of Regency and Victorian homes in the area. Located approx. 1 mile from Plymouth centre offering easy access to Plymouth ferry port and within 3 miles of the A38. Primary schools in the area include Stoke Damerel Primary School and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. Plymouth College of Further Education is located on the southern fringes of the area. Plymouth Albion Rugby Football Club is located within a mile to the south west of Stoke with Plymouth Argyle Football Club located within a mile to the north east. There are a number of large recreational areas including the Block House Park, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located south of Milehouse Road.

Hallway

Sitting Room
10'2" x 14'3" (3.09m x 4.35m)

Kitchen
10'2" x 10'7" (3.09m x 3.22m)

Main Bedroom
12'4" x 16'8" (3.75m x 5.09m)

Box Room / Study
5'8" x 7'1" (1.72m x 2.15m)

Bathroom

Lease Information
Original Lease Term - 999 Years with 982 Years Remaining.
Service Charge - £888.00 Per Annum
Ground Rent - £0 (included in service charge)
Estate Charge (If Applicable) - N/a
Tenure - Leasehold

Please note that the information supplied has been requested from either original documentation provided by our client, or has been verified by an appointed legal professional or managing agency. Any information is supplied in good faith and to the best of our knowledge correct.

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

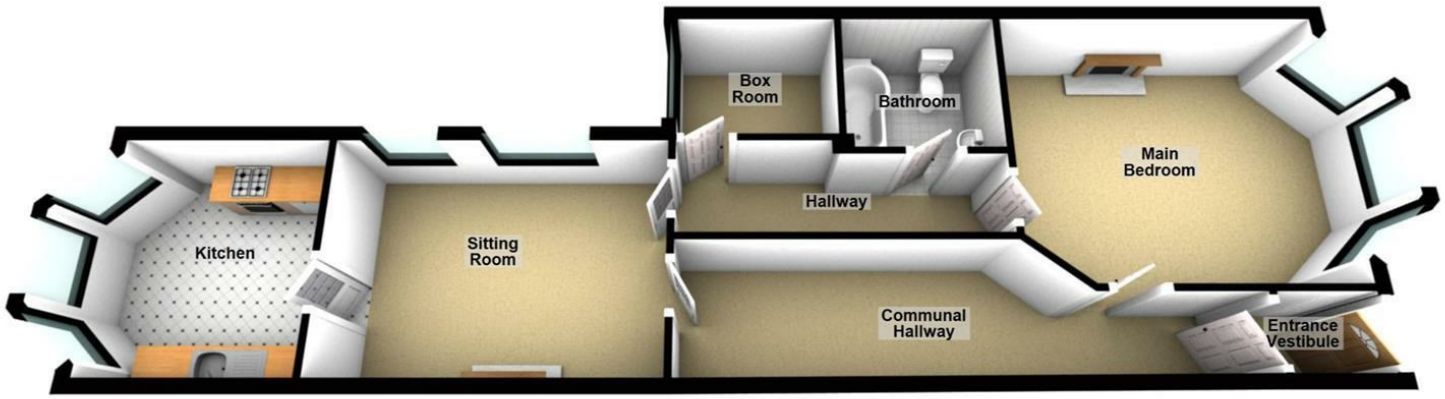






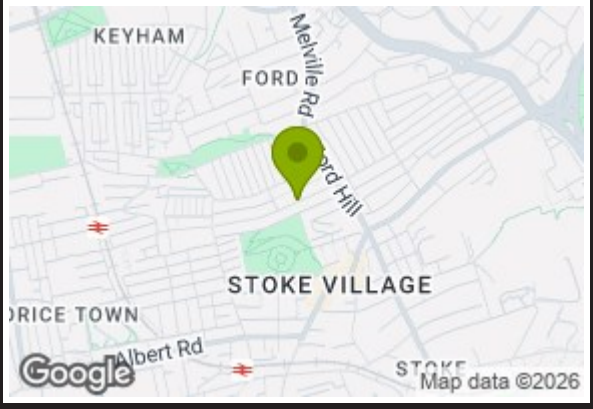


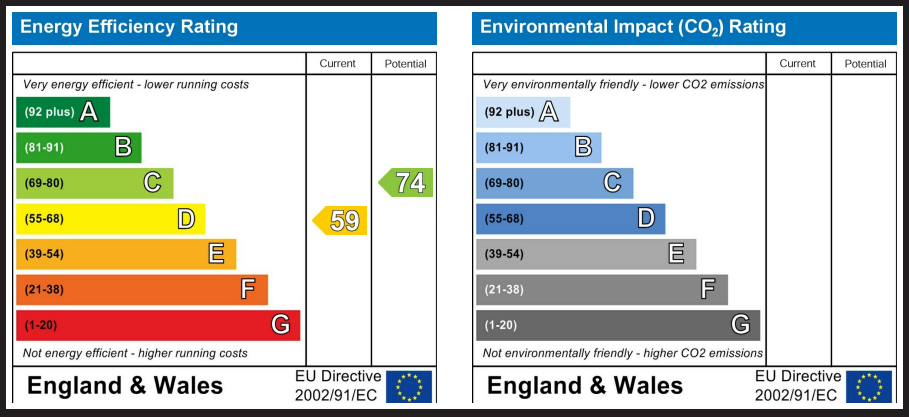
Ground Floor



Cross Keys Estates

Residential Sales & Lettings





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.

The Property Ombudsman

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Council Tax Band A

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