



# Cross Keys Estates

Opening doors to your future



Apartment 3, 47 Haddington Road  
Plymouth, PL2 1RR  
Guide Price £80,000 - £90,000





## Apartment 3, 47 Haddington Road, Plymouth, PL2 1RR

### Leasehold

\* Guide Price £80,000 - £90,000 \*

Cross Keys Estates are delighted to present for sale this immaculately refurbished one bedroom apartment within the popular residential district of Stoke. Situated on one of Stokes most popular tree lined avenues "Haddington Road" this stunning property would make an excellent first time purchase or investment property and the accommodation on offer comprises communal entrance, modern open plan kitchen/living area, bedrooms and bathroom. The property is currently Vacant and would make an excellent investment property however would make a stunning first time buy. Situated close to excellent local amenities and transport links this property is offered to the market with VACANT POSSESSION AND NO ONWARD CHAIN, an early internal viewing is strongly recommended.

- First Floor Apartment
- Immaculately Presented
- Vacant Possession
- Close To Local Amenities
- Fantastic Rental Potential
- Popular Residential Location
- One Double Bedroom
- No Onward Chain
- Ideal First Time Purchase
- EPC - E44



## Plymouth

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away) and Plymouth airport (5 miles from the city centre).

## 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 and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. City College Plymouth is located on the southern fringes of the area. There are a number of large recreational areas including Mount Pleasant Recreation Ground, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located off Milehouse Road.

## Communal Entrance

### Kitchen/ Sitting Room

14'7" x 15'2" (4.45m x 4.62m)

### Bedroom

11'6" x 11'8" (3.50m x 3.56m)

### Bathroom

### Lease Information

Lease Information:

Original Lease Term 999 years from 1989, Years Remaining on the lease 967

Service Charge - N/a As and When

Ground Maintenance Charges - £50.00 PA

Estate Charge (If Applicable) - N/a

share of Freehold - 1/4

Building Insurance - £342.22 PA

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.

### Financial Services

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 Jo Rees, Assistant Branch Manager on 01752 500018

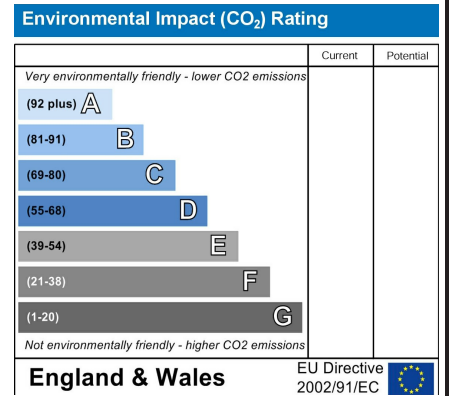
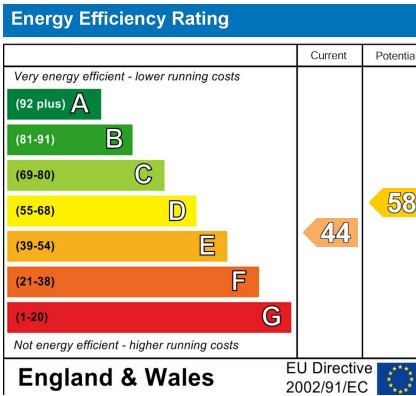
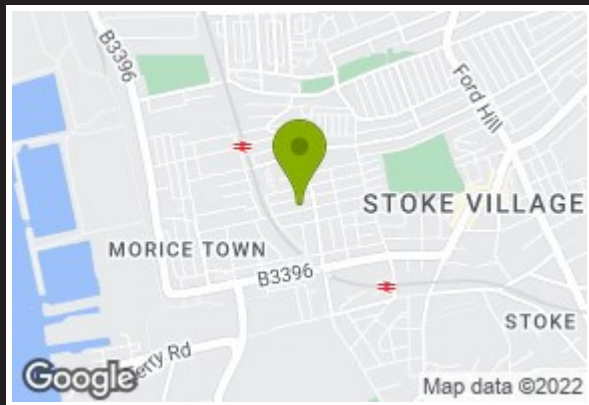
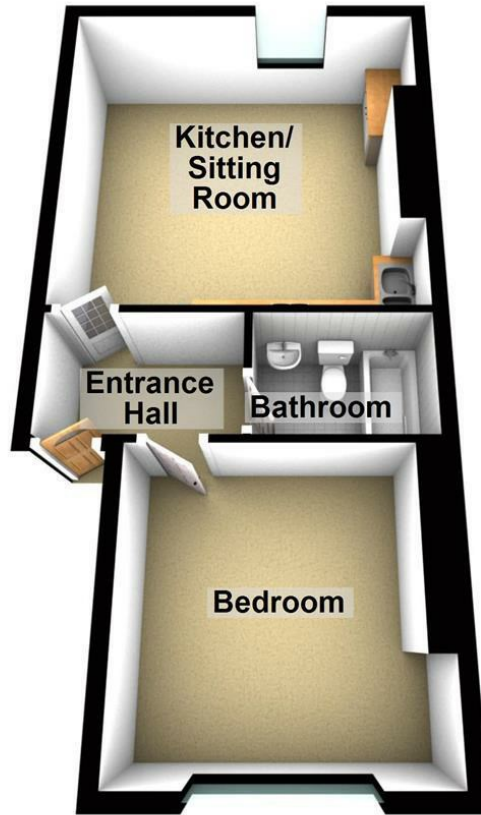
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## First Floor



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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