



# Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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95 Antony Gardens  
Plymouth, PL2 3SD  
Guide Price £100,000 Leasehold





## 95 Antony Gardens, Plymouth, PL2 3SD

Guide Price £100,000 Leasehold

**\*\* Guide Price £100,000 to £110,000 \*\***

Nestled in the tranquil and sought-after Antony Gardens in Ham, this purpose-built apartment offers a delightful living experience. With one spacious reception room, one well-appointed bedroom, and a modern bathroom, this property is perfect for first-time buyers or investors looking for a promising opportunity.

The apartment boasts a modern fitted kitchen that is both functional and stylish, making it an ideal space for culinary enthusiasts. The communal garden provides a lovely outdoor area, perfect for relaxation or socialising with neighbours.

Situated in a peaceful residential area, this property is conveniently close to local amenities and parks, ensuring that all your daily needs are within easy reach.

- Purpose Built Spacious Apartment
- Spacious & Light Sitting Room
- Walk-in Built-in Wardrobe
- Communal Garden & Drying Lines
- Close To Local Amenities and Parks
- Popular Residential Location
- Great Sized Double Bedroom
- Sleek Modern Fitted Kitchen
- Ideal For FTB or Investors
- Early Viewing Advised, EPC=C76





## 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 is a city on the south coast of Devon, about 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 adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and 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. 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.

### Ham

Ham is a post-war suburb of Plymouth in the county of Devon, England. It is named after the 17th century Ham House, home of the Trelawney family and is home to Ham Woods, a Local Nature Reserve coverings 35.9 hectares (that's about 36 full-sized football pitches) and is located just south of the A38, adjacent to the Burrington Industrial Estate and north of the areas of Ham and Pennycross. Habitats include woodland, rough grassland, hedgerows and marsh. Sited in a steep valley, it is a lovely place to walk, play and relax. More than 200 species of plants and almost 80 species of birds have been recorded within the woods, a great place to enjoy and learn about nature.

### More Property Information

The combination of comfort, convenience, and community makes this apartment a truly appealing choice.

Early viewing is highly recommended, as this property is ready to move in and will not remain on the market for long. Embrace the opportunity to make this charming apartment your new home.

### Balcony & Stairs

### Entrance Hall

### Sitting Room

13'1" x 14'9" (3.99m x 4.49m)

### Kitchen

11'1" x 5'10" (3.38m x 1.78m)

### Pantry

3'5" x 4'4" (1.03m x 1.33m)

### Bedroom

12'0" x 10'11" (3.66m x 3.32m)

### Bathroom

### Lease Details

Tenure-Leasehold

Lease term-111 years

Time remaining-90 years

End date- 07/04/2116

Service Charge-£703.59pa

Ground Rent-£10.00pa

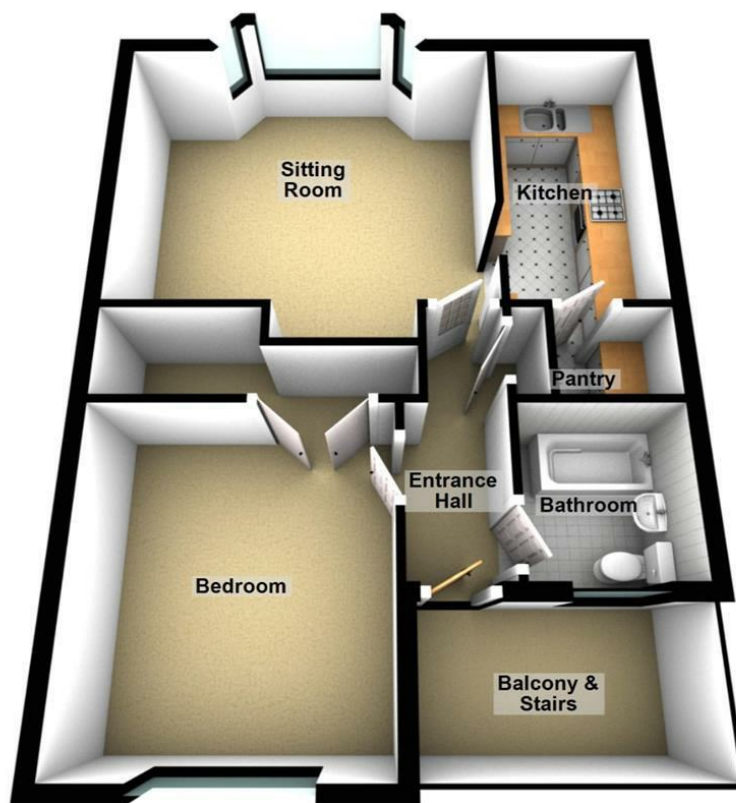
### Cross Keys Estates Lettings Department

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

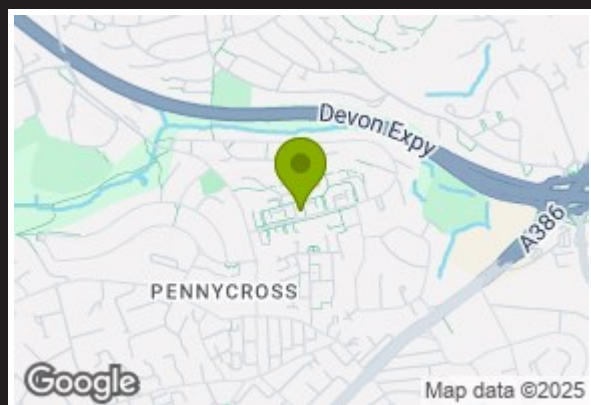
### Communal Garden & Drying Area



## First Floor



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>76</b>	<b>76</b>
EU Directive 2002/91/EC		
England & Wales		

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>79</b>	<b>79</b>
EU Directive 2002/91/EC		
England & Wales		

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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