Cross Keys Estates

Opening doors to your future

16 Maker View

Plymouth, PL3 4EY

Guide Price £100,000 - £110,000 Leasehold

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Cross Keys Estates are pleased to present to the market this purpose built first floor ex-local authority apartment located in the sought after location Maker View. A stones throw from Stoke Village and only a few minutes walk away from Plymouth City Centre, this ideal rental/first time buyers property is available without the incumbrance of an onward chain. The smartly presented accommodation comprises a private entrance hallway off the communal stairs and landing that leads through to the fitted kitchen, living room, rear lobby with two generous sized double bedrooms, bathroom and separate toilet. This property is double glazed and has gas central heating throughout. There is a welcomed balcony with this property off the hallway and additional purpose built storage located on the ground floor. An early internal viewing is highly recommended to full appreciate the accommodation on offer.

- Purpose Built First Floor Apartment
- Family Bathroom, Separate Toilet
- Ideal First Time Buyers / Investment
- Large Living Room, Fitted Kitchen
- Only Minutes Walk From City Centre
- Two Generous Double Bedrooms
- Closed To Desirable Stoke Village
- Ex-Local Authority, Low Service Charges
- Balcony, Purpose Built Storage Sheds
- Early Viewing Advised, EPC = C79

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.

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). This house Occupying an ideal central location between Central Park, Mutley Plain, City Centre and University, less than half a mile distant.

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.

Entrance Hall

Balcony
4'11" x 9'3" (1.51m x 2.81m)

Kitchen
11'3" x 7'1" (3.43m x 2.15m)

Living Room
11'1" x 16'10" (3.38m x 5.13m)

Rear Lobby

Primary Bedroom
11'1" x 12'0" (3.38m x 3.66m)

Bedroom 2
11'3" x 8'4" (3.43m x 2.53m)

Bathroom

Toilet

Storage & Outdoor Space

Lease Information
Original Lease Term - 125 Years with 91 Years Remaining.
Service Charge - £1,100.85 Per Annum
Ground Rent - £10 Per Annum
Estate Charge (If Applicable) - N/a
Tenure - Leasehold

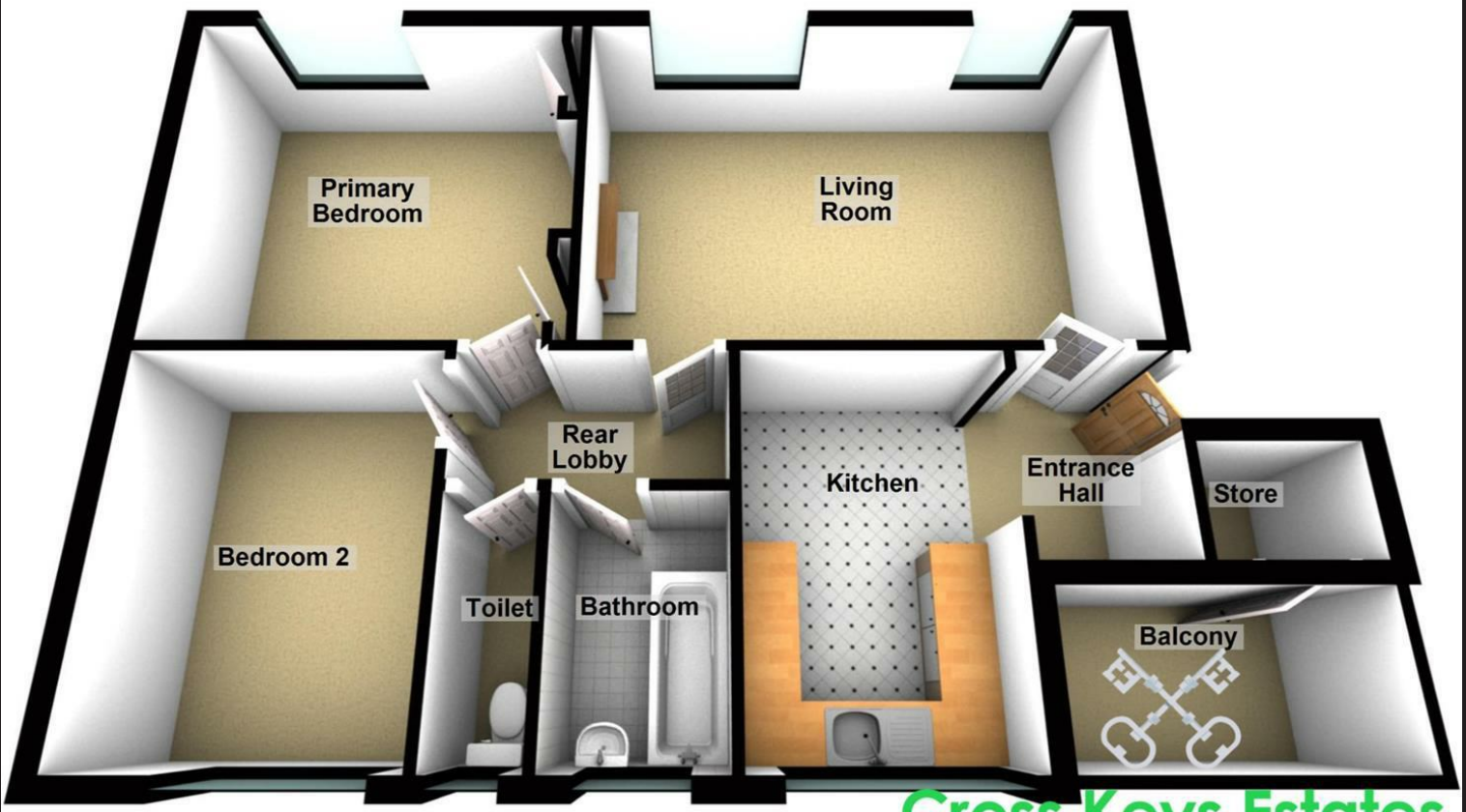
Please note that the information supplied has been requested from either original documentation provided by our client, or has been verified by an appointed legal professional or managing agency. Any information is supplied in good faith and to the best of our knowledge correct.

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

First Floor

Approx. 666.6 sq. feet



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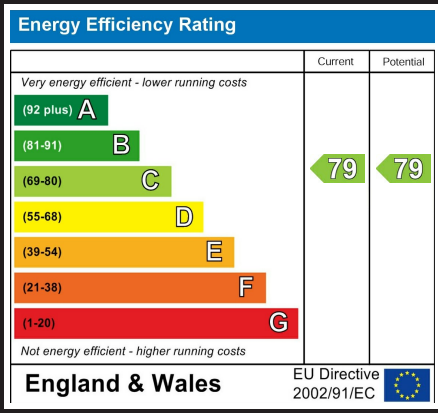
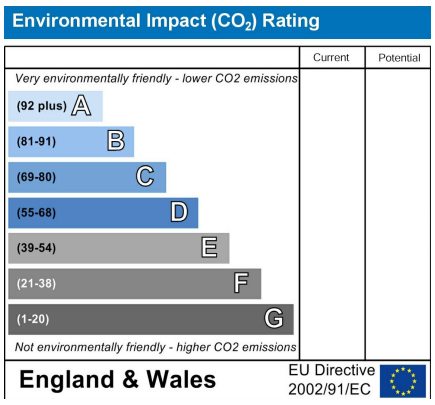
Residential Sales & Lettings

Total area: approx. 666.6 sq. feet





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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