Cross Keys Estates

Opening doors to your future

First Floor Flat 248 Saltash Road

Plymouth, PL2 2BB

Guide Price £140,000 Leasehold - Share of Freehold

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** Guide Price £140,000 to £160,000 **
Cross Keys Estates is thrilled to introduce this exquisite first-floor apartment located on Saltash Road in the vibrant area of Keyham. This Victorian gem, built in 1910, has been meticulously maintained and boasts a modern contemporary interior that is sure to impress. The apartment features a spacious reception room, perfect for entertaining or relaxing after a long day. There are three bedrooms, providing ample space for families or those seeking a home office. The two bathrooms are both immaculate and stylish, designed to meet the needs of modern living. One of the standout features of this property is the allocated off-road parking, a rare find in such a desirable location.

- Totally Stunning First Floor Apartment
- Sitting Room, Two / Three Bedrooms
- Contemporary Fitted Kitchen, Gch
- Third Single Bedroom / Office Space
- Good Length Lease & Share Of Freehold
- Immaculately Presented Throughout
- Smart Bathroom & En-Suite Shower Room
- Allocated Off Road Parking, uPVC Dg
- Close To HM Naval Base & Dockyard
- Early Viewing Recommended, EPC=TBC

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.

Keyham
Keyham is close to HM Naval Base, Devonport and the associated Dockyard making this property ideal for someone either in the forces or dockyard workers. It is a predominantly Victorian / Edwardian built area. It was built to provide affordable housing for the thousands of dockyard workmen. In the early-19th century, Devonport Dockyard was smaller than now; it was enlarged mid-century by Keyham Steam Yard - Keyham at that period was a suburb of Devonport itself. Keyham Steam Yard was one of the locations for the first trials of the Fairbairn patent crane. The Roman Catholic Church of Our Most Holy Redeemer was built in 1901 but was destroyed by fire following a bombing raid in 1941 and it was rebuilt in 1954. Parts of the southern end are now subject to massive redevelopment using a regeneration package. It has a railway station. Drake Primary School and Keyham Barton Primary Schools, educate 4 - 11-year-olds, with most secondary school children, attending Stoke Community College, Devonport High School for Boys or Marine Academy Plymouth (in King's Tamerton). College students, may attend Goschen Centre, or the Kings Road Centre.

More Property Information
Residents will appreciate the convenience of being just a short distance from Keyham train station, offering easy access to the city and beyond. The surrounding area is rich in local amenities, ensuring that all your daily needs are within easy reach. Additionally, the apartment is situated opposite HMS Drake, HM Naval Base Devonport, adding a unique charm to the neighbourhood.
this stunning apartment presents an excellent opportunity for first-time buyers, families, or investors alike. Do not miss the chance to make this immaculate property your new home.

Landing

Sitting Room
12'11" x 18'7" (3.93m x 5.66m)

Fitted Kitchen
10'1" x 11'0" (3.08m x 3.35m)

Primary Bedroom
13'7" x 11'11" (4.13m x 3.64m)

En-suite Shower Room

Bedroom 2
9'1" x 5'11" (2.76m x 1.80m)

Bedroom 3/Office
6'5" x 6'1" (1.95m x 1.85m)

Family Bathroom

Allocated Off Road Parking

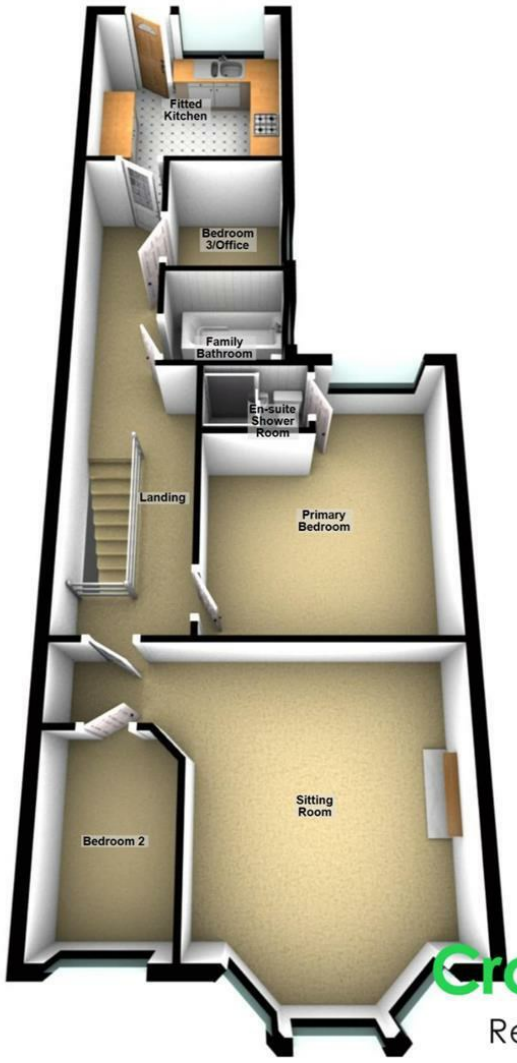
Lease Information
Original Lease Term - 125 Years with 112 Years Remaining.
Service Charge - £0 Per Annum. Maintenence split 50/50 & paid as and when required.
Ground Rent - £0 Per Annum
Estate Charge (If Applicable) - N/a
Tenure - Leasehold with Share of Freehold

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.

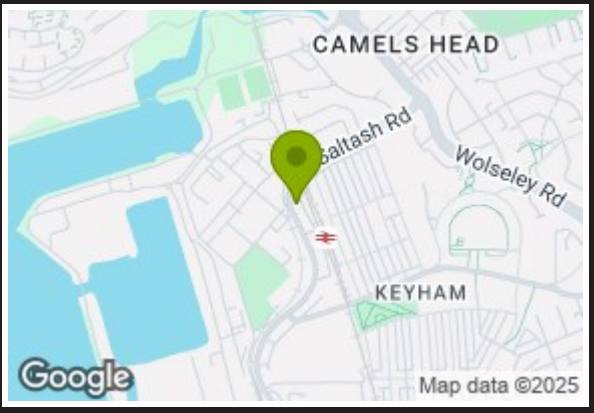
Cross Keys Estates Lettings Department
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our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

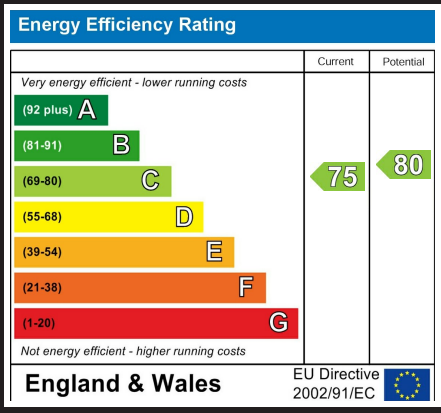
Financial Services
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly 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

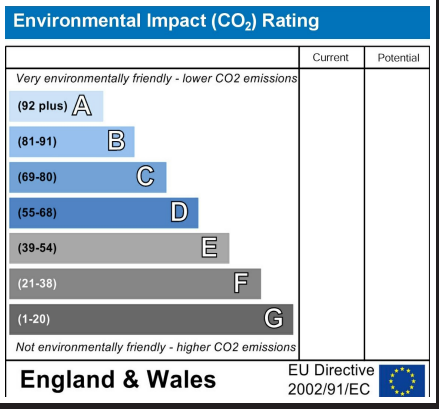
First Floor



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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