# Cross Keys Estates

Opening doors to your future

27 Home Park

Plymouth, PL2 1BQ

Guide Price £120,000 Leasehold

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** Guide Price £120,000 to £130,000 **
Cross Keys Estates is delighted to present this spacious purpose-built apartment located in the highly sought-after Stoke area of Plymouth. This charming residence, offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.
The apartment features two ample-sized bedrooms, providing plenty of space for relaxation and rest. The modern fitted kitchen is well-equipped, making meal preparation a pleasure. The light and airy sitting room serves as a welcoming space for entertaining guests or enjoying quiet evenings at home.

- Spacious Purpose Built Apartment
- Two Ample Sized Bedrooms
- Light And Airy Sitting Room
- Convenient Garage
- Communal Gardens
- Highly Sought After Residential Area
- Modern Fitted Kitchen
- Close To Local Amenities & Stoke Village
- Available With No Onward Chain
- Early Viewing Advised, EPC=D63

## 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

The property is situated literally just a stone's throw away from the ever popular Stoke Village where a number of local amenities can be found. Stoke is well known for having an abundance of Victorian, Georgian and Edwardian properties within a conservation area. The area boasts easy access into Plymouth City Centre, which is only a short drive away and many local bus services run through the area giving access to all areas across Plymouth. Some of the amenities provided includes a co-operative store, pharmacy, cafe's, charity shops, public houses and much more. 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, which is yet another added benefit along with being within close proximity to Devonport Dockyard and the Torpoint Ferry giving access in Cornwall. Located approximately 1 mile from Plymouth centre means that residents of stoke have easy access to Plymouth ferry port and within 3 miles of the A38. 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.

## More Property Information

One of the standout features of this property is the convenient garage, which allows for secure parking for two vehicles, a rare find in such a desirable location. Additionally, the communal gardens offer a lovely outdoor space for residents to enjoy, enhancing the overall appeal of the property.

Situated close to local amenities, this apartment ensures that all your daily needs are within easy reach. With no onward chain, this property is ready for you to move in without delay. Early viewing is highly recommended to fully appreciate the potential of this delightful apartment in a prime residential area. Don't miss the opportunity to make this lovely home your own.

## Hallway

## Living Room

9'10" x 13'11" (3.00m x 4.23m)

## Kitchen

8'10" x 9'6" (2.69m x 2.90m)

## Primary Bedroom

10'0" x 13'2" (3.06m x 4.01m)

## Bedroom 2

9'9" x 10'0" (2.97m x 3.04m)

## Bathroom

## Communal Garden, Storage, Park

## Lease Details

Lease term-133 years
Time remaining-123 years
End date-01/01/2149

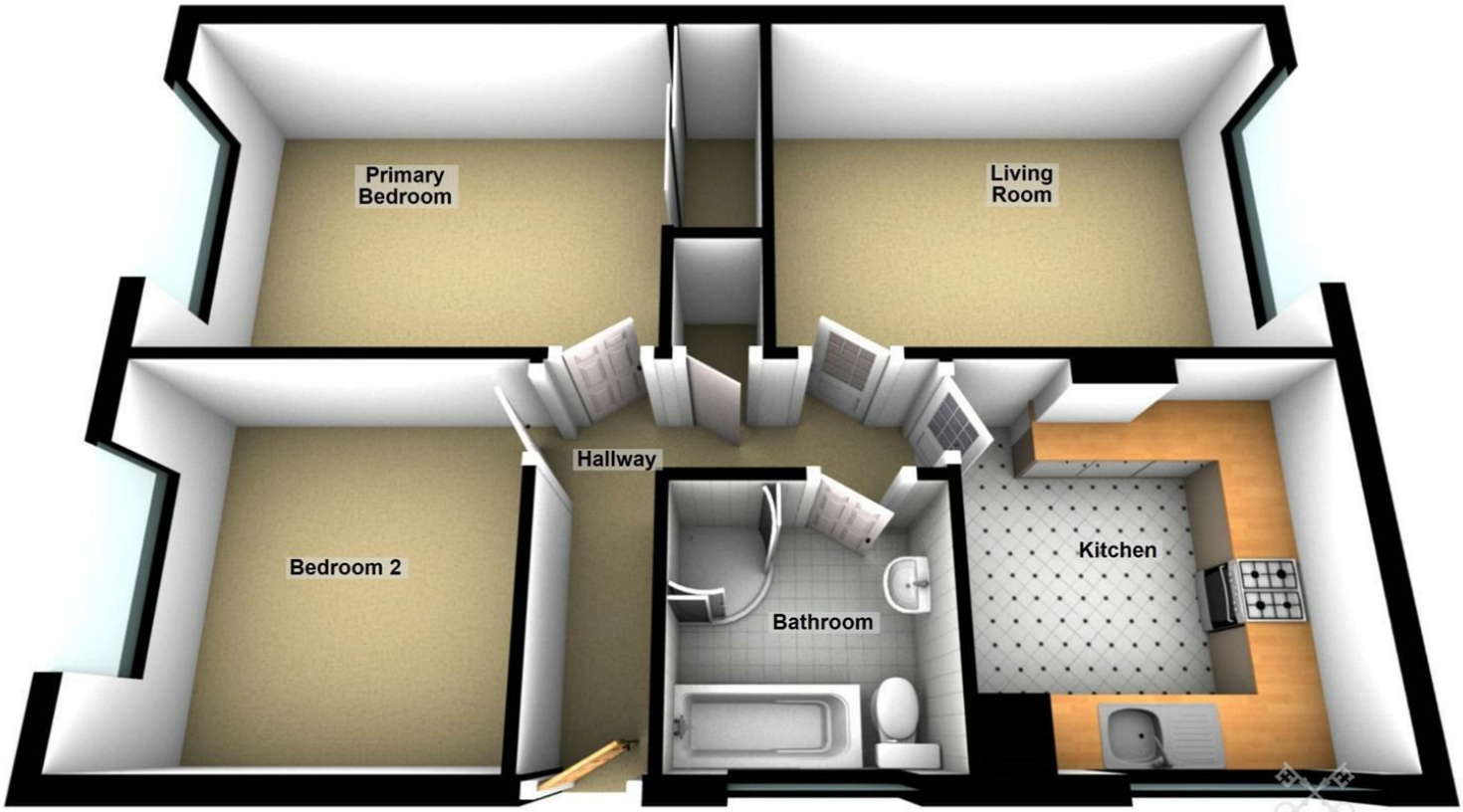
## Cross Keys Lettings Department

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

## Second Floor

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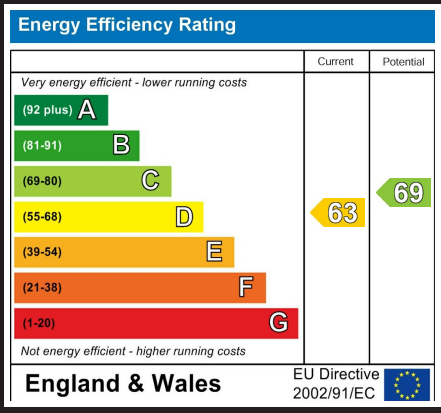
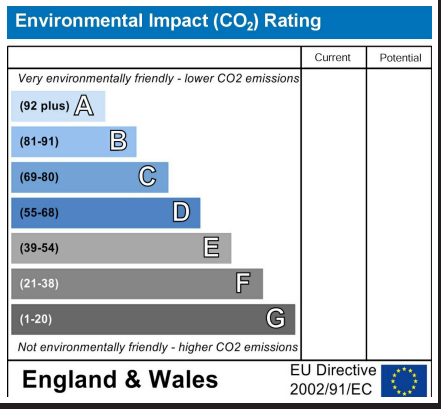
Residential Sales & Lettings




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.

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**Council Tax Band A**

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