

Cross Keys Estates

Opening doors to your future



Apartment 3 1 Park Avenue
Plymouth, PL1 4FR
Guide Price £105,000 - £115,000



Apartment 3 1 Park Avenue, Plymouth, PL1 4FR

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Cross Keys Estates are excited to present this most spacious, modern built first floor apartment found within the ever popular 'Vision' Development in Devonport. The apartment is superbly presented throughout and offers well proportioned accommodation with two good sized double bedrooms (fitted wardrobe in bedroom one) a large open plan kitchen, dining and living space and a modern bathroom. Two further sizeable storage cupboard can also be found in the hallway. uPVC double glazing and gas central heating are installed throughout and the property is available for sale with no onward chain. Offering a fantastic first time buy or buy to let investment, we definitely recommend viewing this gorgeous home, starting with our online video tour!

- Modern First Floor Apartment
- Two Good Sized Bedrooms
- Modern Kitchen & Bathroom
- Convenient Location
- uPVC Double Glazing & Gas CH
- Superb First Home or Buy to Let
- Lovely Open Plan Living Space
- Larger Than Average Private Balcony
- For Sale with No Onward Chain
- EPC - C



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).

Devonport

Devonport, formerly named Plymouth Dock is a district of Plymouth in the English county of Devon. It became a county borough in 1889. Devonport was originally one of the "Three Towns" (along with Plymouth and East Stonehouse); these merged in 1914 to form what would become in 1928 the City of Plymouth. It is represented in the Parliament of the United Kingdom as part of the Plymouth Sutton and Devonport constituency. The slipway located at Mutton Cove is free for public use for the launching and recovery of boats. It's best suited to boats being launched from trailers towed by four wheel drive vehicles.

Kitchen/Sitting/Dining Room

10'2" x 20'1" (3.09m x 6.12m)

Bedroom 1

9'3" x 11'5" (2.82m x 3.47m)

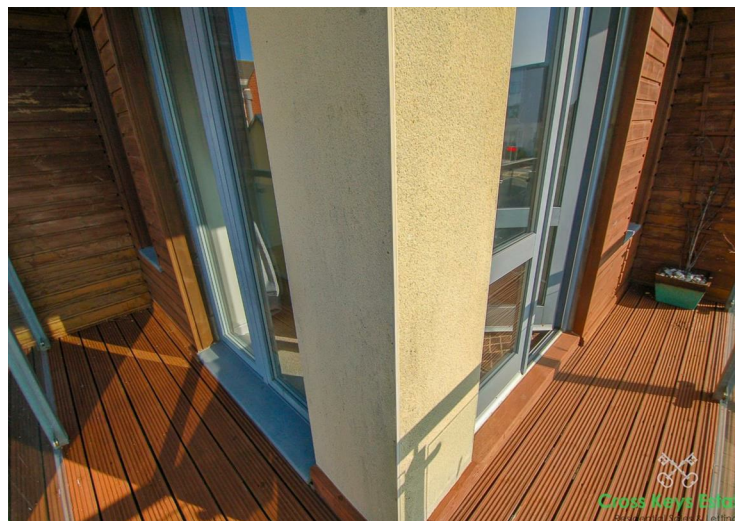
Bedroom 2

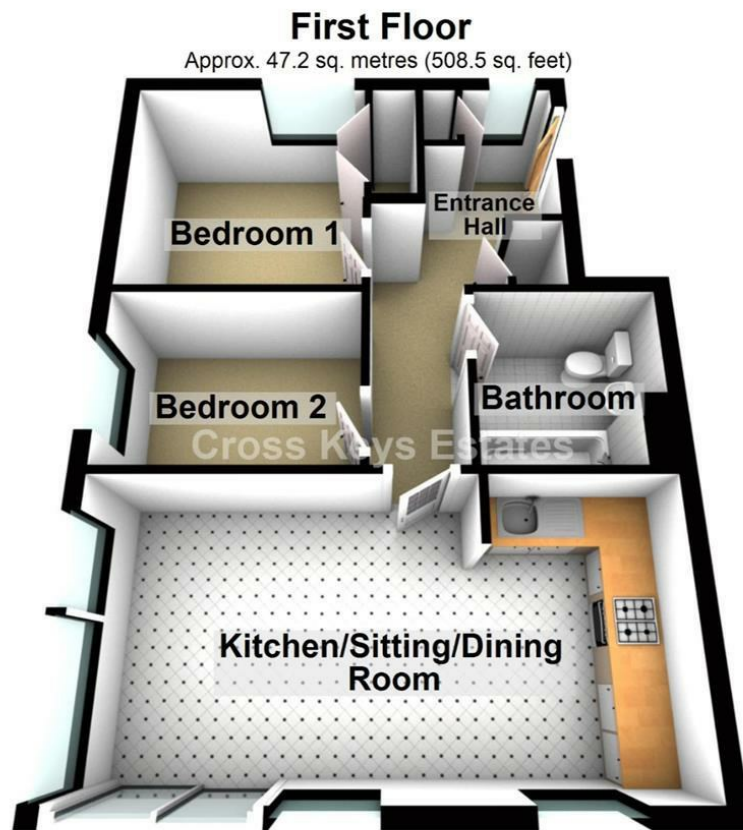
6'9" x 9'3" (2.06m x 2.82m)

Bathroom

Lettings

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, Lettings Manager on 01752 500018





Total area: approx. 47.2 sq. metres (508.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	80
England & Wales		
	EU Directive 2002/91/EC	

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

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 B



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Sales, Cherry Tree House 34 Mannamead Road,
Mannamead, Plymouth, Devon, PL4 7AF
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net