Cross Keys Estates

Opening doors to your future







Flat 1 178 Citadel Road

Plymouth, PL1 3BD

Guide Price £175,000 Leasehold - Share of Freehold



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** Guide Price £175,000 to £185,000 **
Cross Keys Estates is delighted to introduce this stunning ground floor apartment located on Citadel Road, in the highly desirable waterfront area of The Hoe, Plymouth. This immaculately presented property has been recently refurbished, offering a fresh and modern living space that is sure to impress.
As you enter, you are welcomed by a long, light-filled hallway that leads you to modern kitchen, perfect for those who enjoy cooking and entertaining. The apartment boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The stunning four-piece bathroom adds a touch of luxury, making it a perfect retreat after a long day.

- Gorgeous Ground Floor Apartment
- Highly Desirable Waterfront Location
- Two Great Size Double Bedrooms
- Perfect For First Time Buyers/Investors
- Stunning Four Piece Bathroom
- Immaculately Presented Throughout
- Light & Airy Modern Fitted Kitchen
- Spacious Sitting Room, Bay Window
- Close To Amenities & Hoe Waterfront
- Early Viewing Advised, EPC-69





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-southwest 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 Southwest, 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.

The Hoe
The property is situated within close proximity to the waterfront of historic Plymouth Hoe, with its stunning views across one of the world's largest natural harbours, and close to the Barbican, which boasts an array of specialist shops, restaurants, cafés, the National Marine Aquarium and the world's oldest gin distillery. The whole area has a distinctly European feel because of the marinas, al fresco pavement cafés and waterfront bars and restaurants. Local transport links are nearby, giving access to Plymouth City Centre and other areas further afield. The city hosts world-class events such as the Americas Cup World Series and the British Art Show, as well as its own unique events such as the British Fireworks Championships and the Barbican Jazz and Blues Festival.

More Property Information
The large living room features a beautiful bay window, allowing natural light to flood the space, creating a warm and inviting atmosphere. Additionally, residents will appreciate the access to a charming courtyard, ideal for enjoying the outdoors.
This property is perfect for first-time buyers or investors looking for a prime location. With amenities, shops, and the picturesque Hoe waterfront just a short walk away, you will find everything you need within easy reach. The apartment is move-in ready and comes with a long lease, making it an attractive option for those looking to settle in this vibrant area.
We highly recommend early viewing to fully appreciate the quality and charm of this exceptional apartment. Don't miss the opportunity to make this beautiful property your new home.

Hallway
2'7" x 12'5" (0.79m x 3.78m)

Sitting Room
14'3" x 15'9" (4.35m x 4.80m)

Kitchen
12'2" x 9'10" (3.70m x 2.99m)

Bathroom
9'9" x 7'1" (2.98m x 2.17m)

Primary Bedroom
11'8" x 12'4" (3.56m x 3.76m)

Bedroom 2
5'9" x 11'7" (1.74m x 3.52m)

Storage
4'6" x 3'6" (1.37m x 1.06m)

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

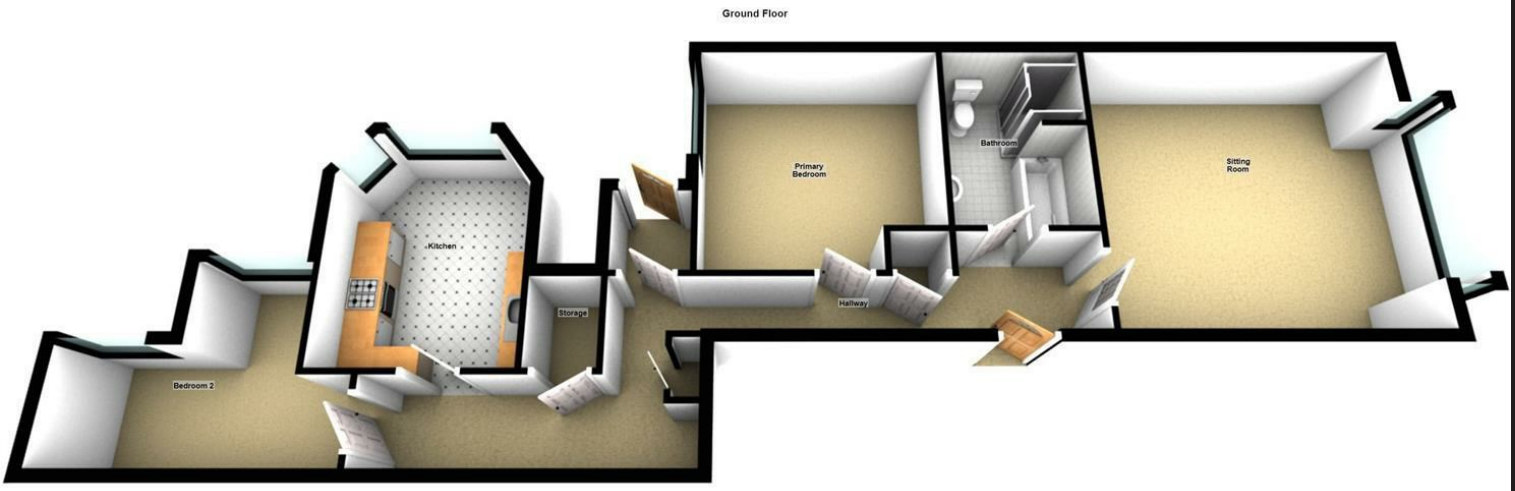
Financial Services
We work closely with Mortgage Monkeys to help buyers understand their potential borrowing, explore suitable mortgage options and arrange a Decision in Principle—ask our team for an introduction.

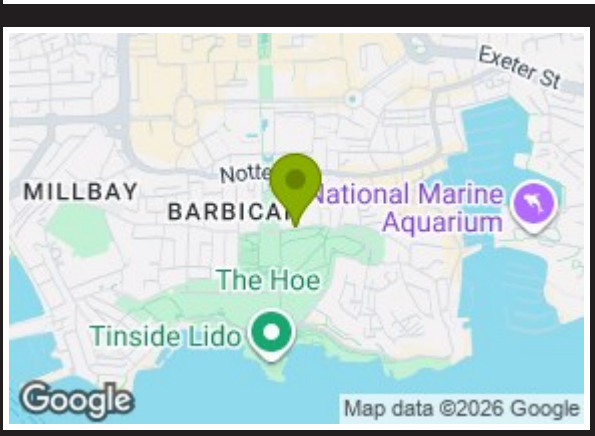


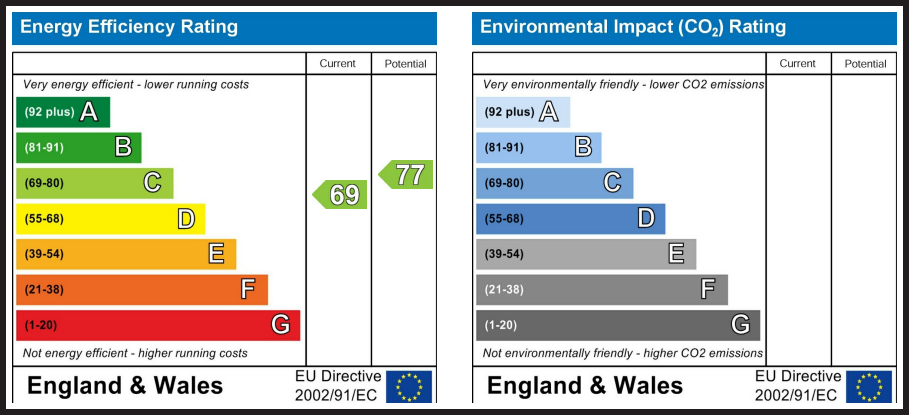












VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply 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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Sales, Cross Keys House 51-53 Devonport Road,,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net