



Cross Keys Estates

Opening doors to your future



70 Wall Street
Plymouth, PL1 4FA
Guide Price £130,000 Leasehold



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**** Guide Price £130,000 to £150,000 ****

Cross Keys Estates is delighted to present this spacious purpose-built apartment located on Wall Street in the highly desirable residential area of Devonport, Plymouth. This charming property features two generously sized and bright bedrooms, making it an ideal home for individuals or small families.

The apartment boasts a sleek modern family bathroom, complemented by a separate en-suite shower room, ensuring convenience and comfort for all residents. The stunning open-plan sitting room and kitchen create a welcoming space, perfect for both relaxation and entertaining. From this area, you can access a private balcony, providing an excellent spot to enjoy the outdoors and soak up the sun.

- Spacious Purpose Built Apartment
- Two Generously Sized Bedrooms
- Well Presented Throughout
- Close To Amenities, Shops, Bus Routes
- Allocated Off-Road Parking
- Highly Sought After Residential Area
- Family Bathroom, En-Suite Shower Room
- Open Plan Sitting Room/Kitchen
- Conveniently On Ground Floor, Balcony
- Early Viewing Highly Advised, EPC=TBC



Cross Keys Estates

As one of Plymouth's 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.

Devonport

This property is situated on Wall Street, a recently regenerated residential location within Devonport. Devonport is a short distance away from Plymouth City Centre. Devonport, formerly named Plymouth Dock or just Dock, is a district of Plymouth sandwiched between, Devonport Park to the East, and the River Tamar to the West. It was, at one time, the more important settlement. 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.

More Property Information

Conveniently situated on the ground floor, this apartment offers easy access and is equipped with an entry phone system for added security and peace of mind. Additionally, the property includes allocated off-road parking, a valuable feature in this bustling area.

Residents will appreciate the close proximity to local amenities, shops, and bus routes, making daily life both convenient and enjoyable. Given the many appealing aspects of this property, early viewing is highly advised to avoid disappointment. This apartment is a wonderful opportunity for those seeking a modern and comfortable living space in a vibrant community.

Hallway

Storage Cupboard

Kitchen/Dining Room/Sitting Room

21'11" x 14'1" (6.67m x 4.30m)

Primary Bedroom

13'1" x 13'1" (4.00m x 4.00m)

En-suite Shower Room

Bedroom 2

10'0" x 9'10" (3.05m x 3.00m)

Bathroom

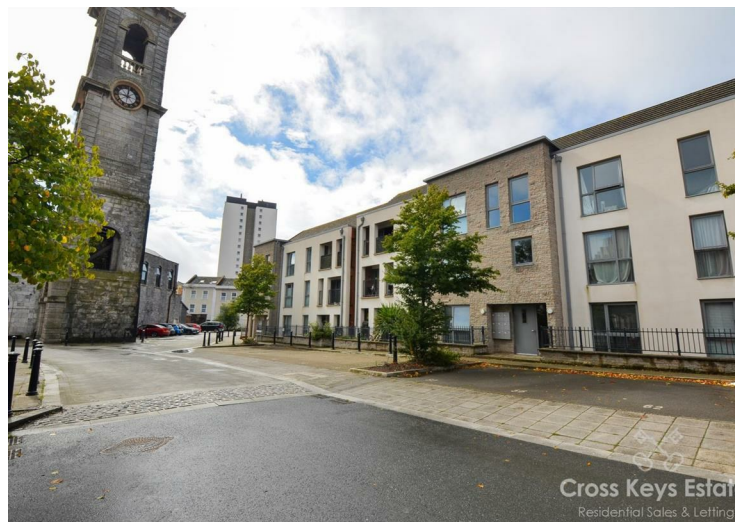
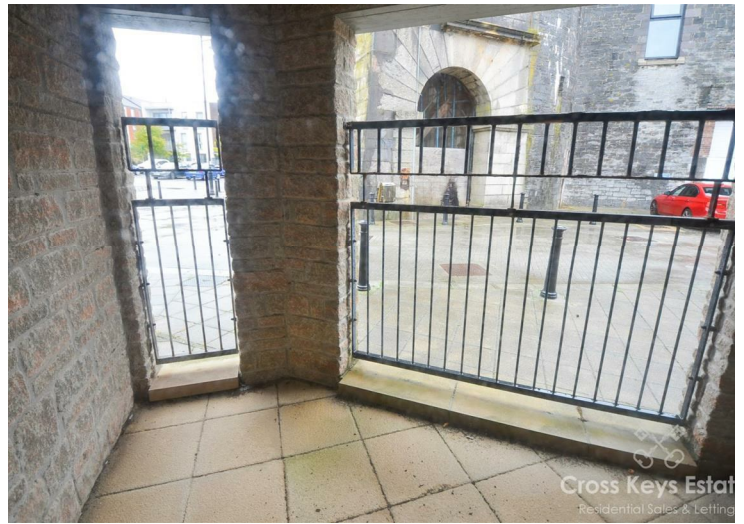
Balcony And Parking

Cross Keys Lettings Department

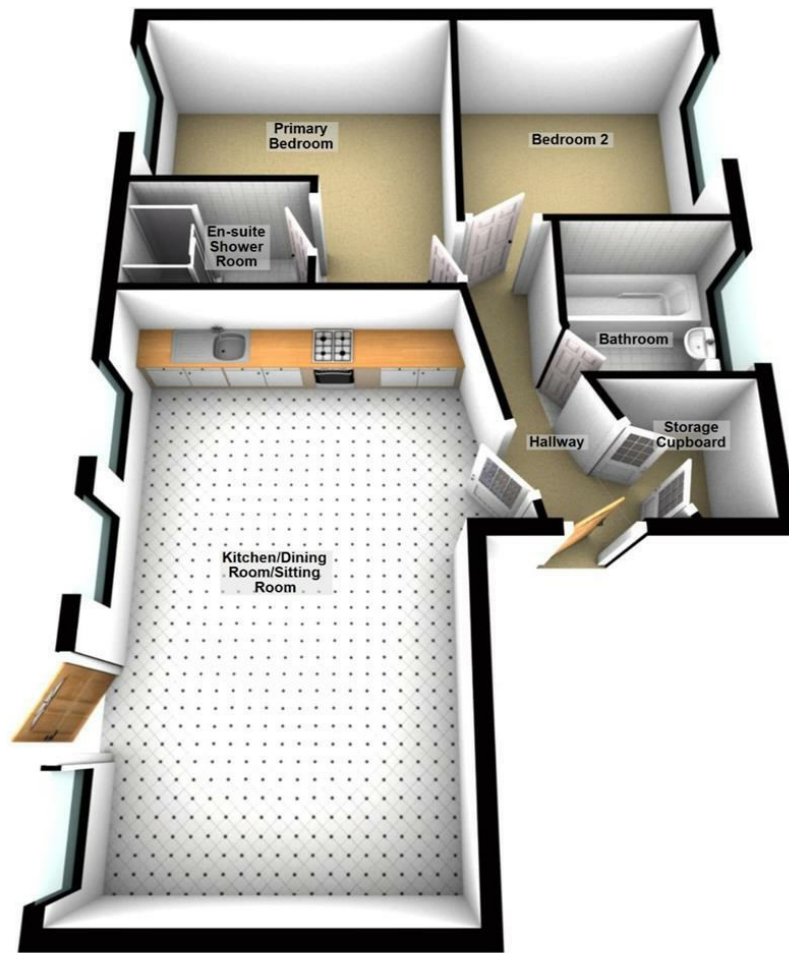
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

Financial Services

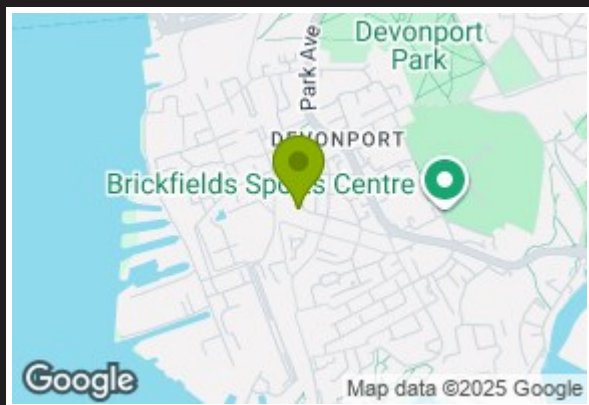
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Ground Floor




Cross Keys Estates
 Residential Sales & Lettings



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		
	76	76
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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