

Cross Keys Estates

Opening doors to your future



Flat 6, 49 Haddington Road
Plymouth, PL2 1RR
Guide Price £140,000 - £160,000 Leasehold



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Cross Keys Estates are pleased to bring to the market this eye catching three-bedroom penthouse maisonette. This property would make an ideal family home. The owner in recent months has invested considerable amounts into refurbishment and the attractive home and now it is well suited to those looking for a fabulous family abode or a generous holiday rental property, alternatively it would perfectly suit any first-time buyers. The property benefits spacious living and kitchen area, which complimented by its light and airy feel providing a natural flow of accommodation through to the rest of the accommodation including two large double bedrooms and a further single bedroom. Furthermore, the property is perfected with a shower room and a really useful utility and storage area. To the rear of the property is allocated off road parking plus this lovely home will come with a very long length lease with

- Refurbished Penthouse Apartment
- Three Ample Sized Bedrooms
- Double Glazed, Centrally Heated
- Allocated Off Road Parking At Rear
- Fantastic Holiday / Rental Potential
- Open Plan Living Room / Kitchen
- Modern Shower Room, Utility Area
- Light, Bright & Airy Throughout
- Very Long Length Lease In Place
- Early Viewing Advised, EPC = C75



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). This house Occupying an ideal central location between Central Park, Mutley Plain, City Centre and University, less than half a mile distant.

Stoke

Stoke is a sought-after residential district, much of which is a conservation area due to the high density of Regency and Victorian homes in the area. Located approx. 1 mile from Plymouth centre offering easy access to Plymouth ferry port and within 3 miles of the A38. 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. 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.

Shower Room

Living Room / Kitchen

27'0" x 9'5" (8.23m x 2.87m)

Master Bedroom

13'6" x 9'5" (4.12m x 2.86m)

Bedroom 2

13'2" x 9'5" (4.01m x 2.86m)

Bedroom 3

11'3" x 6'3" (3.43m x 1.90m)

Utility Area

8'10" x 6'2" (2.70m x 1.87m)

Parking

Lease Information

Original Lease Term - 999 Years with 997 Remaining.

Service Charge & Building Insurance - £870 PA

Ground Rent - £50 PA

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.

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 Jo Rees, Lettings Manager on 01752 500018

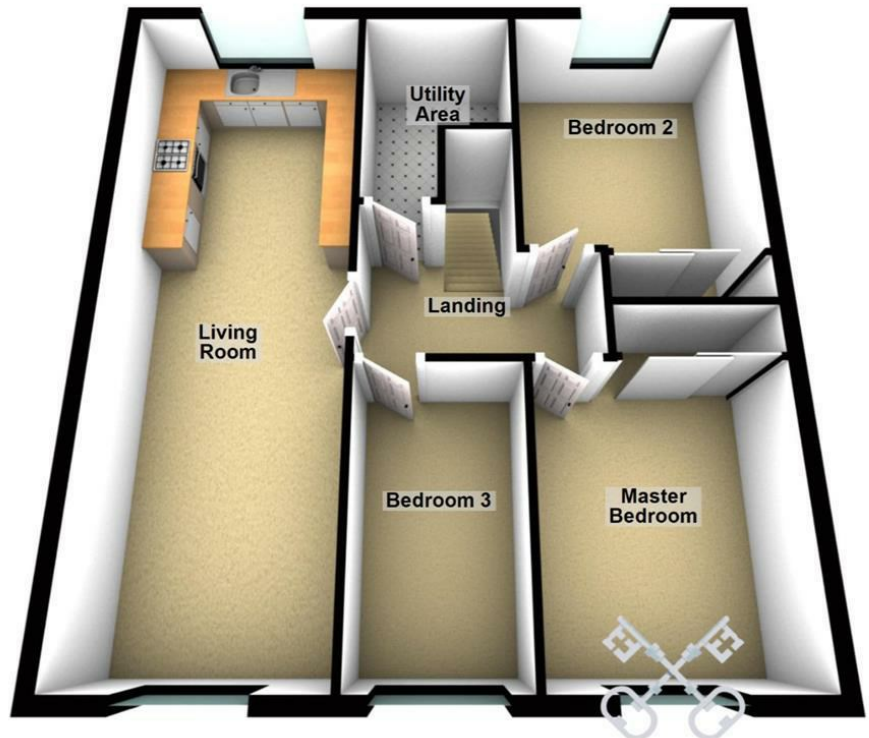
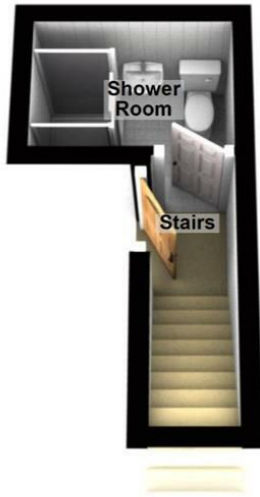
Financial Advice

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

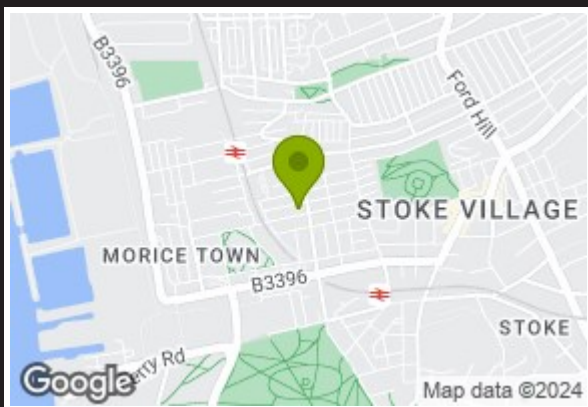


Second Floor

Second Floor Entrance



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		
	75	75
	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		
	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 A

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