Cross Keys Estates

Opening doors to your future







6 Arundel Crescent

Plymouth, PL1 5FD

Guide Price £175,000 Leasehold



6 Arundel Crescent, Plymouth, PL1 5FD

Guide Price £175,000 Leasehold

** Guide Price £175,000 to £190,000 **
Cross Keys Estates is pleased to present this stunning purpose-built apartment located in the desirable Arundel Crescent, Stoke. This modern maisonette, constructed in 2021, offers a spacious and inviting living environment spread over two floors, making it an ideal choice for first-time buyers. You are welcomed into a light and airy sitting room/diner, complete with patio doors that not only enhance the natural light but also provide lovely views and a refreshing breeze. The apartment features a beautifully designed modern kitchen/breakfast room, perfect for enjoying your morning coffee while overlooking the picturesque Victoria Park.

- Purpose Built Spacious Apartment
- Light And Airy Sitting Room/Diner
- Highly Popular Residential Area
- Well Presented Throughout
- Two Good Size Bedrooms
- Stunning Modern Kitchen/Breakfast Room
- Sleek Shower Room, Walk In Shower
- Allocated Off Road Parking
- Views Across Victoria Park
- Early Viewing Advised, EPC-B84





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.

More Property Information
This property boasts three well-proportioned bedrooms, ensuring ample space for relaxation and rest. The sleek shower room is a highlight, featuring a walk-in shower that is flooded with natural light, creating a serene atmosphere for your daily routine.
Additionally, the apartment comes with allocated off-road parking, providing convenience in this sought-after residential area. With its close proximity to local amenities and shops, this property offers both comfort and practicality.
In summary, this new apartment in Arundel Crescent is a fantastic opportunity for those looking to settle in a vibrant community while enjoying modern living. Don't miss your chance to make this delightful property your new home.

Hallway
8'0" x 9'11" (2.44m x 3.02m)

Sitting Room/Diner
13'7" x 16'2" (4.13m x 4.93m)

Landing
6'7" x 3'2" (2.01m x 0.96m)

Kitchen/Breakfast Room
18'6" x 12'0" (5.63m x 3.65m)

Primary Bedroom
9'2" x 10'9" (2.79m x 3.28m)
Window to side, door to:

Shower Room
7'7" x 8'8" (2.31m x 2.63m)

Bedroom 2
4'4" x 11'6" (1.33m x 3.50m)

Views

Parking

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.

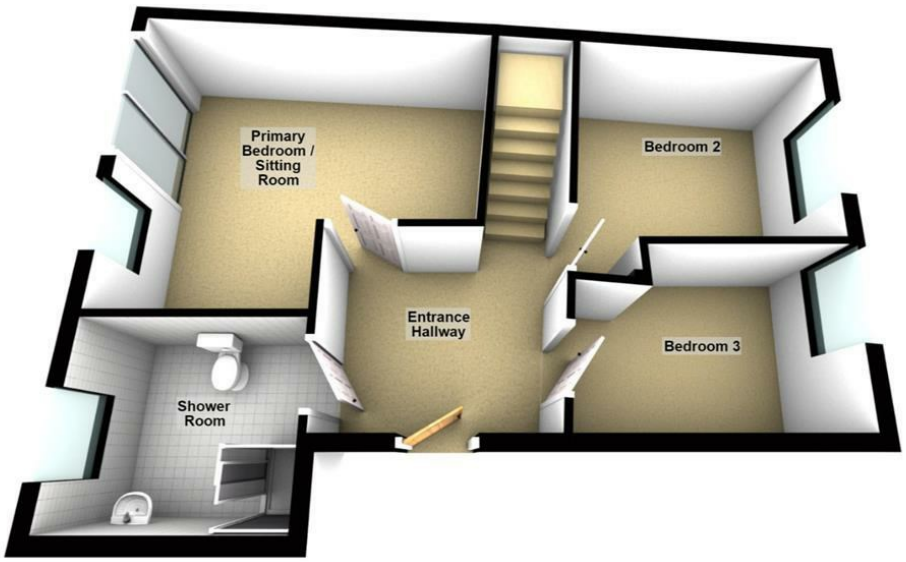








Second Floor



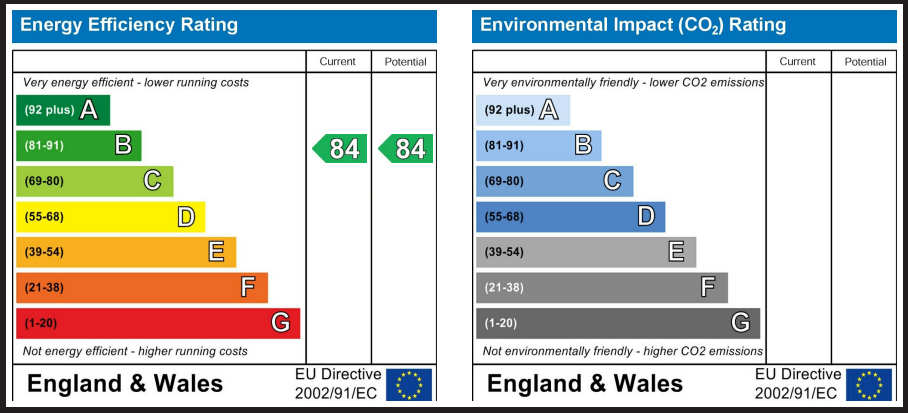
Third Floor



Cross Keys Estates

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.

The Property Ombudsman

naea | propertymark PROTECTED

arla | propertymark PROTECTED

Council Tax Band B

Cross Keys Estates

Opening doors to your future

Sales, Cross Keys House 51-53 Devonport Road,,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net