# Cross Keys Estates

Opening doors to your future

Flat 1, 136 Saltash Road

Plymouth, PL2 2BE

Guide Price £120,000 Leasehold - Share of Freehold

# Flat 1, 136 Saltash Road, Plymouth, PL2 2BE

## Guide Price £120,000 Leasehold - Share of Freehold

** Guide Price £120,000 to £140,000 **
Cross Keys Estates is pleased to present this stunning ground floor two-bedroom apartment located on Saltash Road in the desirable area of Keyham. This charming property boasts two generous double bedrooms, each filled with natural light, creating a warm and inviting atmosphere. The modern fitted kitchen is stylish and practical, perfect for those who enjoy cooking and entertaining.
The spacious sitting room features a delightful bay window, allowing for an abundance of light and offering a lovely view of the surrounding area. The apartment retains characteristic period features, adding to its unique charm and appeal. The contemporary shower room has been thoughtfully designed, providing a modern touch to the home.

- Stunning Ground Floor Two Bedroom Apartment
- Spacious And Bright Sitting Room, Bay Window
- Private Rear Enclsoed Courtyard Garden
- Highly Desirable Residential Location
- Long Lease= 164 Years Remaining
- Two Generous Sized Double Bedrooms
- Modern Contemporary Shower Room
- New Stylish Modern Fitted Kitchen
- Close To Local Amenities And Dockyard
- Early Viewing Highly Recommended, EPC=C72

## 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-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

## Keyham

## More Property Information
One of the standout features of this property is the private rear enclosed courtyard garden, an ideal space for relaxation or outdoor dining. The apartment is conveniently located close to local amenities and the historic dockyard, making it a perfect choice for those seeking both comfort and convenience.
With a long lease of 199 years remaining, this property presents an excellent opportunity for both first-time buyers and investors alike. Early viewing is highly recommended to fully appreciate the quality and charm of this delightful apartment. Don't miss your chance to make this lovely home your own

## Hallway

## Sitting room
14'9" x 12'8" (4.49m x 3.86m)

## Kitchen
8'6" x 10'10" (2.60m x 3.31m)

## Primary Bedroom
13'7" x 10'7" (4.13m x 3.23m)

## Bedroom 2
12'2" x 7'3" (3.71m x 2.20m)

## Shower Room

## Toilet

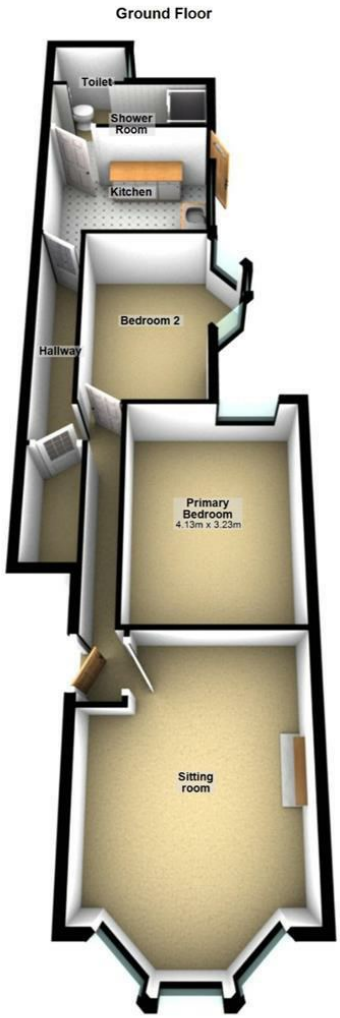
## Courtyard Garden

## Lease Details
Original Lease Term - 199 Years, with 164 Years Remaining
Service Charge - 1/3rd of annual maintanence & insurance costs
Ground Rent - Peppercorn if demanded
Estate Charge (If Applicable) - N/A
Tenure - Leasehold

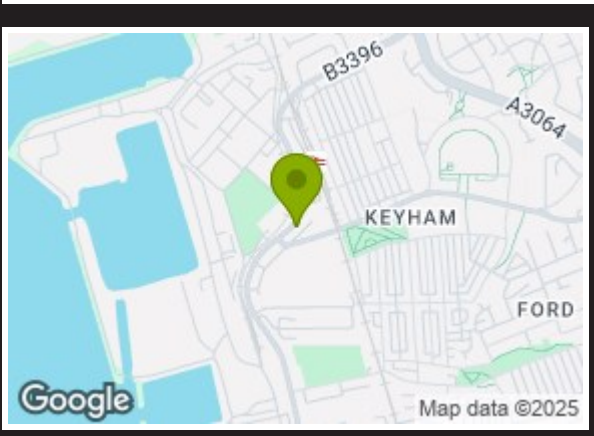
Please note that the information supplied has been requested from either original documentation provided by our client, or has been verified by an appointed legal professional or managing agency. Any information is supplied in good faith and to the best of our knowledge correct.

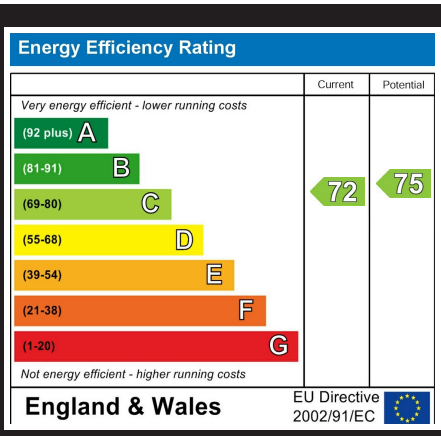
## Financial Services
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and 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

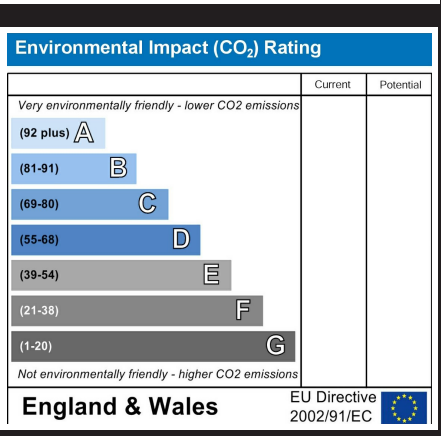
## Cross Keys Lettings Department
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director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




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**

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