



# Cross Keys Estates

Opening doors to your future



Flat 1, 1 Hill Crest  
Plymouth, PL3 4RW  
Guide Price £180,000 Leasehold - Share of Freehold





Flat 1, 1 Hill Crest, Plymouth, PL3 4RW

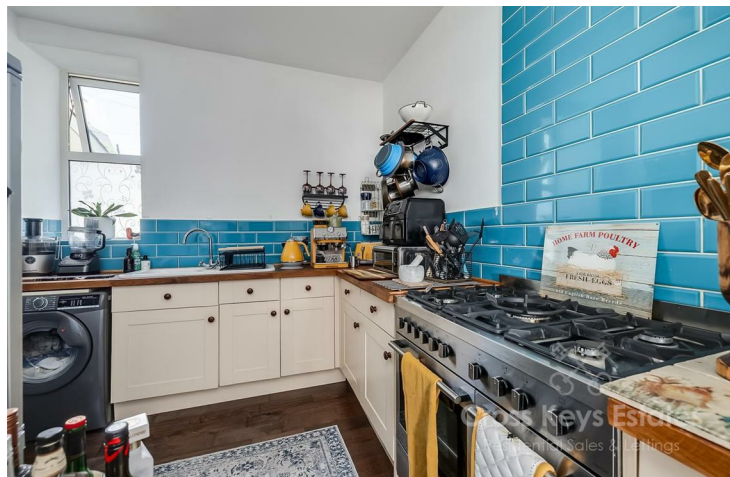
Guide Price £180,000 Leasehold - Share of Freehold

\*\* Guide Price £180,000 to £200,000 \*\*

Cross Keys Estates are delighted to present this exquisite two-bedroom apartment in the highly desirable area of Hill Crest, Plymouth offering a perfect blend of modern living and charming period features. As you step inside, you are greeted by a gorgeous open plan sitting room and dining area, which boasts a fabulous high ceiling adorned with a stunning ceiling rose and a large bay window that floods the space with natural light.

The stylish modern fitted kitchen is a true highlight, featuring a wood countertop that beautifully contrasts with the sleek white cupboards, complemented by standout blue tiling that adds a touch of character. The expansive primary bedroom is bright and airy, providing a serene retreat, while the well-maintained communal hallway enhances the overall appeal of the

- Exquisite Two Bedroom Apartment
- Lovely Characteristic Period Features
- Expansive Bright And Airy Primary Bedroom
- Highly Sought-After Residential Location
- Close To Local Amenities, Shops, Parks
- Gorgeous Open Plan Sitting Room/Dining Area
- Great Sized Stylish Modern Fitted Kitchen
- Generous Sized Sleek Bathroom, Standing Bath
- Large Shared Sunny Rear Courtyard Garden
- Early Viewing Strongly Recommended, EPC=D66





## 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.

### Peverell

Peverell is an extremely well-regarded area and has come to be known locally as very desirable due to its abundance of period terraced family homes. Situated along Weston Park road and boasts an enviable position with views towards Plymouth sound. This highly desirable area is extremely close to Central Park. Its location allows the benefit of being just a short distance from many local amenities found in nearby Hyde Park and Mutley Plain. Regular bus services operate along Peverell Park Road giving access into Plymouth City Centre and other areas further afield. This property also benefits from being within the catchment area of Hyde Park Primary School which is very popular locally and currently boasts a good Ofsted Report.

### Plymouth

#### More Property Information

#### Sitting Room/Dining Area

13'3" x 20'10" (4.04m x 6.35m)

#### Kitchen

14'0" x 9'11" (4.27m x 3.02m)

#### Cupboard

#### Primary Bedroom

14'0" x 15'4" (4.27m x 4.68m)

#### Bathroom

#### Bedroom 2

13'3" x 4'11" (4.04m x 1.51m)

#### Courtyard

#### Financial Services

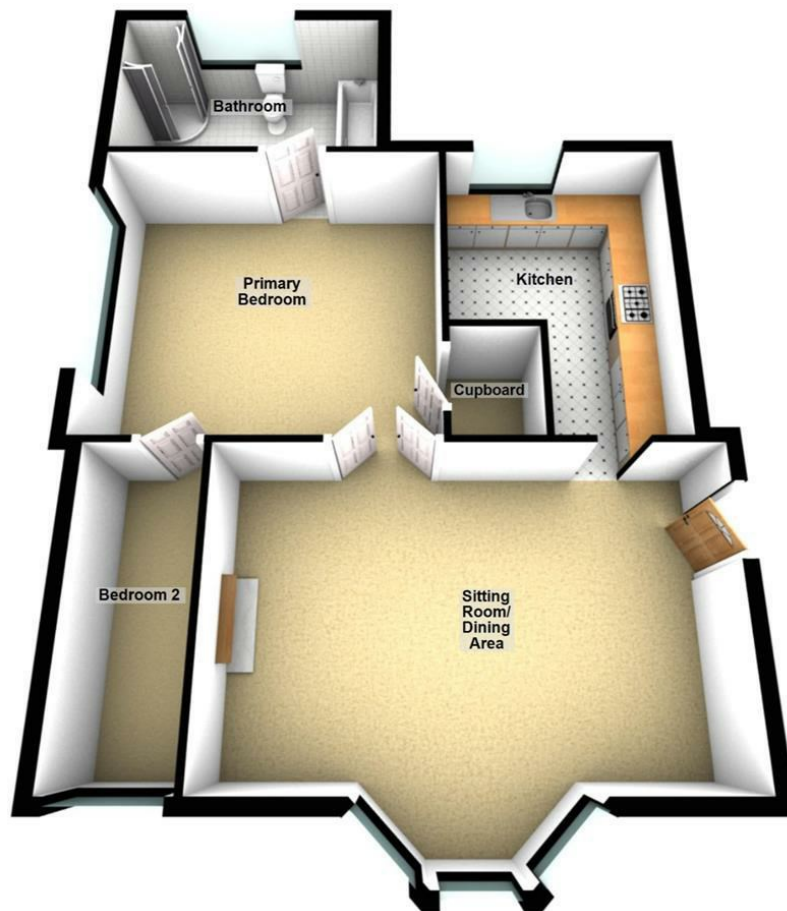
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential 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@pnfs.co.uk](mailto:sarah.millman@pnfs.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



## Ground Floor



  
**Cross Keys Estates**  
 Residential Sales & Lettings



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	76
EU Directive 2002/91/EC		

England & Wales

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

England & Wales

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.



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PROTECTED

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PROTECTED

**Council Tax Band A**



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