

Cross Keys Estates

Opening doors to your future



3 Olivia Court
Plymouth, PL4 7QX
Price £145,000 Leasehold



3 Olivia Court, Plymouth, PL4 7QX

Price £145,000 Leasehold

* Offers in the Region of £145,000 *

Cross Keys Estates welcome you to Olivia Court in the charming area of Greenbank! This modern, part furnished, ground floor apartment is a true gem, located conveniently close to Mutley and the City Centre. Upon entering, you are greeted by an immaculately presented open plan lounge and dining room, perfect for entertaining guests or relaxing after a long day. The property boasts two generously sized double bedrooms, offering ample space for all your needs. The well-appointed fitted kitchen is ideal for whipping up delicious meals, and the primary bedroom features an ensuite shower room for added convenience. Additionally, there is a modern fitted family bathroom for residents and guests alike. Parking will never be an issue with allocated off-road residents parking for one vehicle, as well as visitors parking available. This apartment is available with no onward chain.

- Purpose Built Ground Floor Apartment
- Available For Immediate Occupation
- Generous Size Modern Fitted Kitchen
- Primary En-suite Shower Room, Bathroom
- No Onward Chain
- Handy Location, Close To City & Mutley
- Two Ample Size Double Bedrooms
- Large Open Plan Lounge/Dining Room
- Allocated Residents Off Road Parking
- Early Viewing Recommended, EPC = C79



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.

Greenbank

Situated in the central location of Greenbank. North Hill and Mutley Plain are nearby and provide the majority of local amenities and there are numerous regular bus services which operate nearby giving access to many other locations across the city. The area is most popular for first time buyer or buy to let investors due to its proximity to Plymouth City Centre, Plymouth University as well as being within the catchment area of popular schools including Mount Street Primary School and Plymouth High School for Girls which both currently boast good Ofsted Reports.

Communal Entrance

Entrance Vestibule
4'2" x 3'2" (1.27m x 0.96m)

Entrance Hall
13'10" x 3'10" (4.22m x 1.17m")

Lounge/Diner
17'11" x 11'7" (5.46m x 3.53m)

Kitchen
7'9" x 9'4" (2.36m x 2.84m)

Primary Bedroom
11'3" x 9'8" (3.43m x 2.95m)

Primary En-suite
5'6" x 7'2" (1.68m x 2.18m)

Bedroom 2
10'1" x 10'9" (3.07m x 3.28m)

Bathroom
5'6" x 7'2" (1.68m x 2.18m)

Residents Allocated Off Road Parking

Cross Keys Sales Department

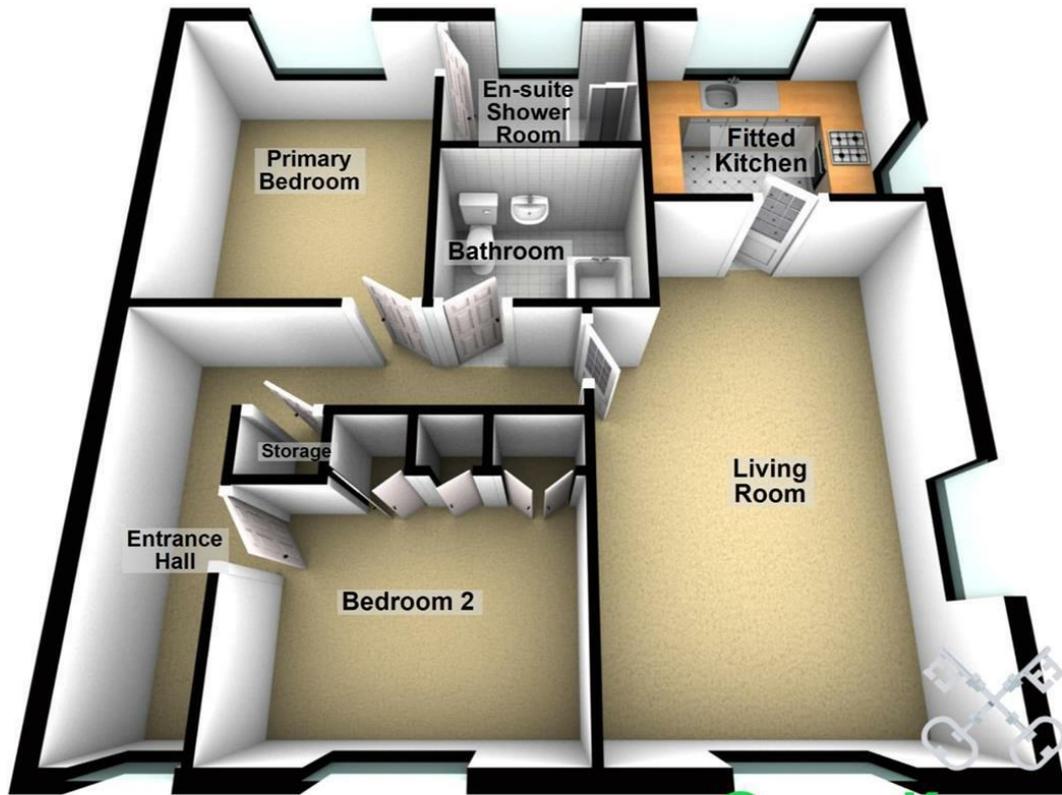
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA MARLA, Managing Director on 01752 500018

Financial Services

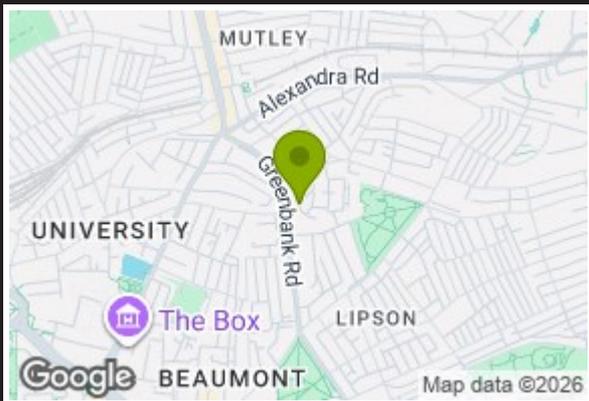
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



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		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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



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