



# Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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Apartment 9 1 Park Avenue  
Plymouth, PL1 4FR  
Price £125,000 Leasehold



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\*\* Guide Price £125,000 to £135,000 \*\*

Cross Keys Estates is delighted to present this purpose-built top floor apartment located on the desirable Park Avenue in Devonport. This modern residence, offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers.

The apartment features two bright and spacious bedrooms, providing ample room for relaxation and rest. The generous sitting room is a standout feature, complete with a lovely balcony that offers delightful views over to Mount Edgcumbe, perfect for enjoying your morning coffee or unwinding in the evening. The sleek, modern fitted kitchen is designed for both functionality and style, making meal preparation a pleasure. The bathroom is equally contemporary, ensuring a fresh and inviting space.

- Purpose Built Top Floor Apartment
- Well Presented Throughout
- Sleek Modern Fitted Kitchen
- Ideal For First Time Buyers
- Close To Amenities & Naval Base
- Two Spacious Bedrooms
- Sought After Residential Area
- Generous Sitting Room With Balcony
- Views Over To Mount Edgcumbe
- Early Viewing Advised, EPC- C80



## 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

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).

### Devonport

Devonport, formerly named Plymouth Dock is a district of Plymouth in the English county of Devon. It became a county borough in 1889. Devonport was originally one of the "Three Towns" (along with Plymouth and East Stonehouse); these merged in 1914 to form what would become in 1928 the City of Plymouth. It is represented in the Parliament of the United Kingdom as part of the Plymouth Sutton and Devonport constituency. The slipway located at Mutton Cove is free for public use for the launching and recovery of boats. It's best suited to boats being launched from trailers towed by four wheel drive vehicles.

### More Property Information

Storage is plentiful throughout the apartment, allowing for a clutter-free living environment. Additionally, the property is conveniently located close to local amenities and shops, ensuring that all your daily needs are within easy reach. This apartment is not just a home; it is a lifestyle choice in a sought-after residential area. With its modern features and prime location, it presents an excellent opportunity for those looking to step onto the property ladder. Do not miss the chance to make this charming apartment your own.

### Sitting Room

14'8" x 10'8" (4.47m x 3.24m)

### Balcony

### Kitchen

6'7" x 7'6" (2.00m x 2.28m)

### Primary Bedroom

10'10" x 11'4" (3.30m x 3.45m)

### Bedroom 2

10'10" x 6'9" (3.30m x 2.05m)

### Bathroom

### Lease Details

Tenure: Leasehold

Service Charge: £1,090pa

Ground Rent: £165pa

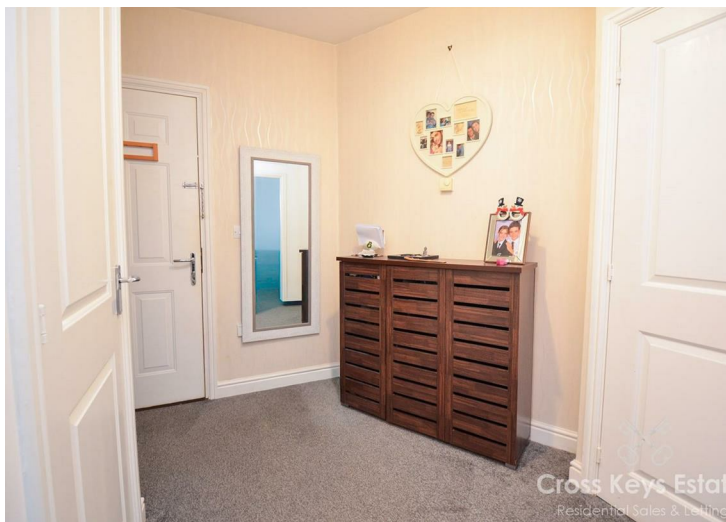
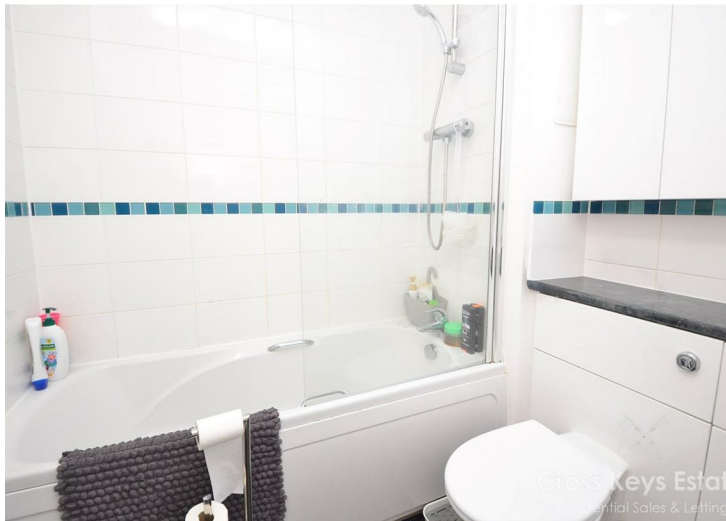
Lease Length: 106 years left

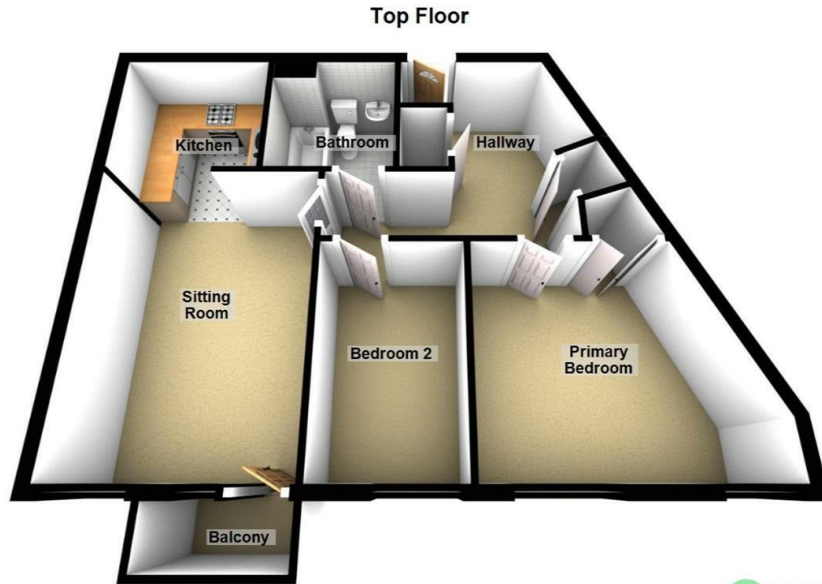
### Cross Keys Estates Lettings Department

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

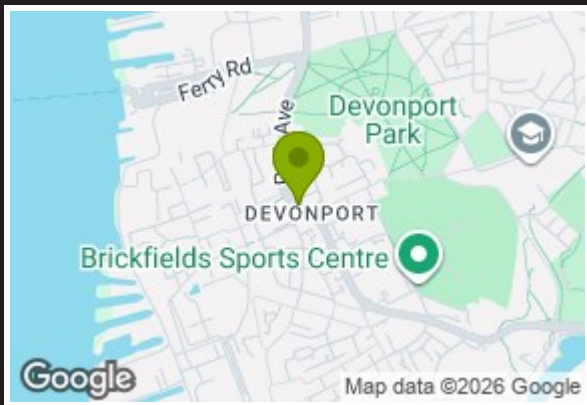
### Financial Services

Cross Keys Estates are proud to work in partnership with The Mortgage Lab, 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@themortgagelab.co.uk





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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>	<b>80</b>	<b>80</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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		
<b>England &amp; Wales</b>	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**



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