



# Cross Keys Estates

## Opening doors to your future



**Cross Keys Estates**  
Residential Sales & Lettings



9, Drake Court Citadel Road  
Plymouth, PL1 2PY

Guide Price £140,000 - £160,000 Leasehold



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Cross keys Estates are pleased to bring this well presented two bedroomed apartment is situated a stone's through from the Hoe. The building boasts a lift service to all floors and off road parking to the rear and secure underground lockup store facility. The light, bright and airy accommodation comprises entrance hallway, large open planned lounge/kitchen/diner, two ample sized double bedrooms and a family bathroom. This fantastic city property is offered without the incumbrance of an onward chain and would be ideal for first time buyers, retirement or investor purchase. This particularly spacious apartment also benefits electric central heating, double glazing, Cross keys Estates would advise an early viewing without delay.

- Fabulous City Centre / Hoe Location
- Two Generous Size Double Bedrooms
- Available With No onward Chain
- Open Planned Living/Kitchen/Diner
- Close To The Hoe/The Barbican/City Centre

- Lift Access To All Floors
- Off Road Parking To The Rear
- Large Purpose Built 3rd Floor Flat
- Double Glazed With Electric Heating
- Early Viewing Advised, EPC = C76



## 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.

### 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). This house Occupying an ideal central location between Central Park, Mutley Plain, City Centre and University, less than half a mile distant.

### The Hoe

The property is situated within close proximity to the waterfront of historic Plymouth Hoe, with its stunning views across one of the world's largest natural harbours, and close to the Barbican, which boasts an array of specialist shops, restaurants, cafés, the National Marine Aquarium and the world's oldest gin distillery. The whole area has a distinctly European feel because of the marinas, al fresco pavement cafés and waterfront bars and restaurants.

Local transport links are nearby, giving access to Plymouth City Centre and other areas further afield. The city hosts world-class events such as the Americas Cup World Series and the British Art Show, as well as its own unique events such as the British Fireworks Championships and the Barbican Jazz and Blues Festival.

### Entrance Hallway

#### Living Room

15'9" x 14'6" (4.80m x 4.43m)

#### Kitchen/Diner

12'7" x 8'7" (3.84m x 2.62m)

#### Primary Bedroom

12'7" x 10'0" (3.83m x 3.06m)

#### Bedroom 2

11'7" x 8'7" (3.54m x 2.62m)

#### Bathroom

#### Off Street Parking

#### Lease Information

Original Lease Term - 999 Years with 935 Years Remaining.

Service Charge - £1,400.00 Per Annum

Ground Rent - £0

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.

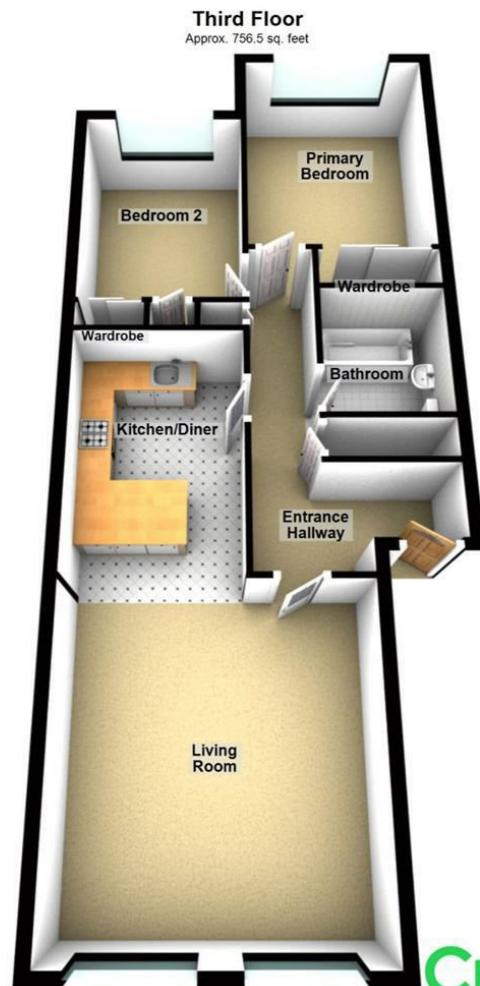
#### Lettings Department

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 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](mailto:sarah.millman@pn-fs.co.uk)

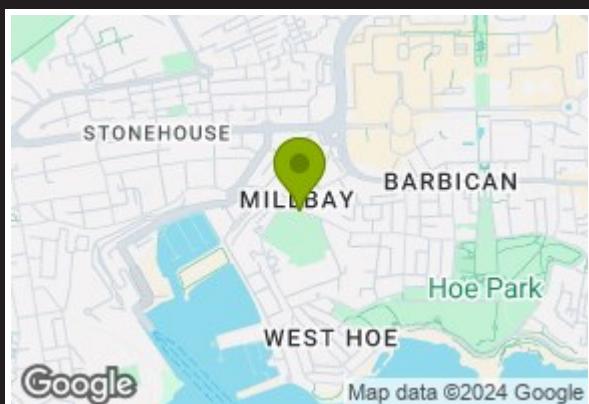




## Cross Keys Estates

Residential Sales & Lettings

Total area: approx. 756.5 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	76	82
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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**



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