



# Cross Keys Estates

Opening doors to your future



Top Floor Flat 7 Diamond Avenue  
Plymouth, PL4 8QD  
Guide Price £120,000 Leasehold





## Top Floor Flat 7 Diamond Avenue, Plymouth, PL4 8QD

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**\*\* Guide Price £120,000 to £130,000 \*\***

Cross Keys Estates are thrilled to bring this superb apartment to the market. Nestled on the charming Diamond Avenue in Lipson, this stunning first-floor apartment is a remarkable find within a beautifully converted Victorian house. Immaculately presented throughout, the property boasts a spacious sitting room that invites relaxation and comfort. The apartment features two ample bedrooms, providing plenty of space for rest or study, alongside a well-appointed bathroom. The heart of the home is undoubtedly the fabulous fitted kitchen and dining room, perfect for entertaining guests or enjoying family meals. This area is designed to be both functional and stylish, making it a delightful space for culinary creativity. The apartment benefits from access to the loft, providing ample storage space, as well as double glazing and central heating, ensuring a warm and inviting atmosphere year-round.

- Absolutely Stunning First Floor Apartment
- Immaculately Presented Throughout
- Fabulous Fitted Kitchen / Dining Room
- Bathroom, Communal Outdoor Space
- Ideal First Time Buyers / Rental Investment
- High Standard Victorian House Conversion
- Sitting Room, Two Ample Bedrooms
- Double Glazed, Gas Centrally Heated
- Close To School / Lots Of Local Amenities
- Early Viewing Recommended, EPC=C72





## More Property Information

Residents will also appreciate the communal outside space, ideal for enjoying the fresh air, as well as ample on-street parking for convenience. This property is particularly suited for first-time buyers looking to make their mark on the property ladder or as a rental investment opportunity, given its desirable location and features. An added advantage is the good length lease, with a new lease extension being arranged during the sales process, providing peace of mind for future owners.

Early viewing is highly recommended to fully appreciate the charm and quality of this exceptional apartment. Don't miss the chance to make this delightful home your own.

## 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.

## Lipson

Situated in Lipson which boasts a convenient central location within close proximity to a wealth of local amenities found in nearby Mutley Plain and slightly further away in the City Centre. Regular local bus services run nearby along Old Laira Road/Alexandra Road giving access into the City Centre and other areas across the city. Lipson Co-operative Academy and Lipson Vale Primary School are both located nearby and both have Good Ofsted Reports.

## Landing

## Sitting Room

14'0" x 16'8" (4.26m x 5.09m)

## Kitchen/Dining Room

15'8" x 11'7" (4.78m x 3.54m)

## Primary Bedroom

13'11" x 12'0" (4.23m x 3.67m)

## Bedroom 2

9'10" x 6'4" (3.00m x 1.94m)

## Bathroom

## Outside Space

## 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 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

## Lease Information

PLEASE NOTE, THE LEASE IS CURRENTLY IN THE PROCESS OF BEING EXTENDED.

Current Lease Term - 65 Years Remaining

Extended Lease Term - 999 Years

Service Charge - Approx £653.72 Per Annum

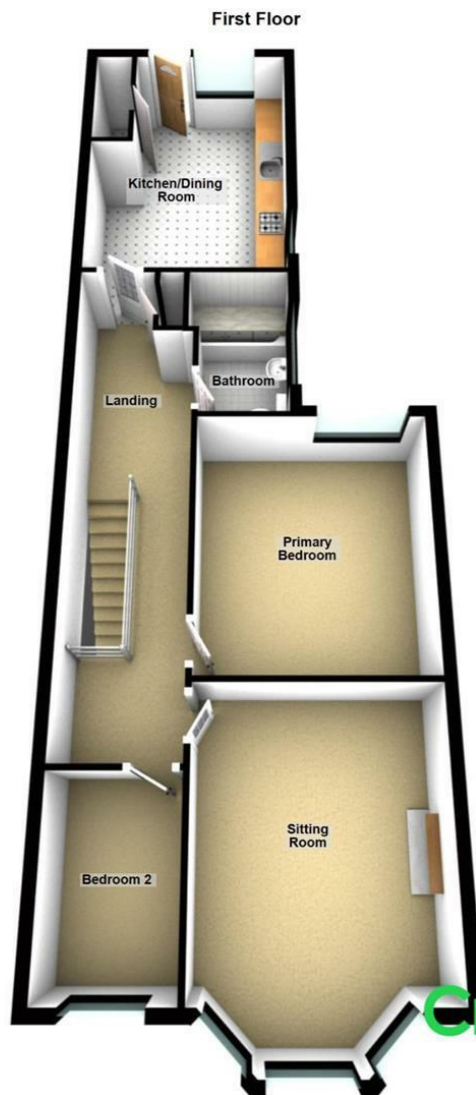
Ground Rent - £10 Per Annum

Estate Charge (If Applicable) - N/a

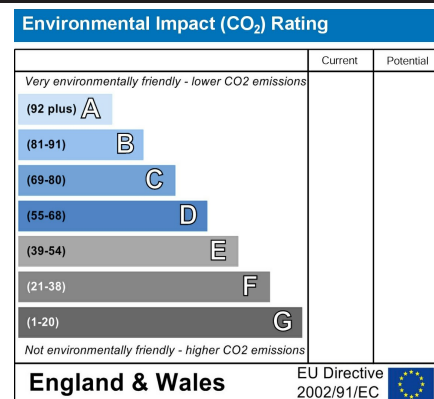
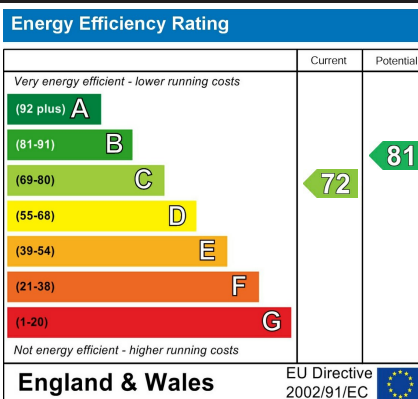
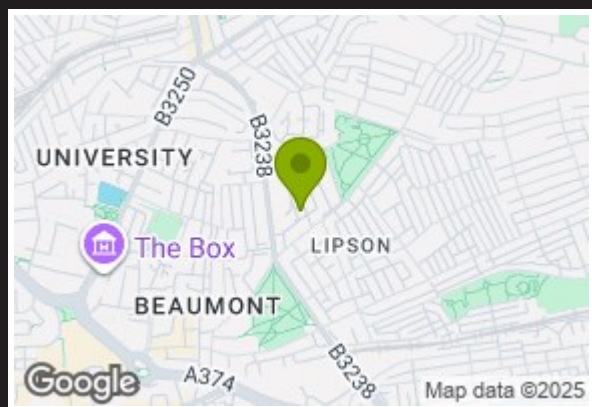
Tenure - Leasehold

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.





**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.



**Council Tax Band A**



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