



# Cross Keys Estates

Opening doors to your future



100 Endeavour Court  
Plymouth, PL1 5AX  
Guide Price £125,000 Leasehold



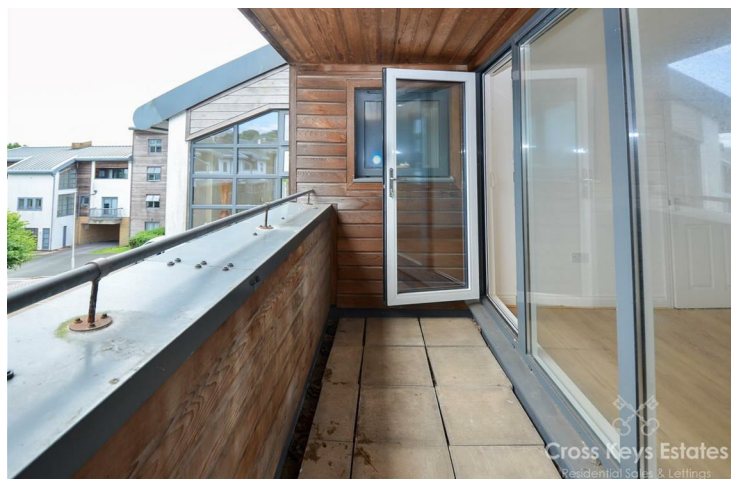
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\*\* Guide Price £125,000 to £135,000 \*\*

Cross Keys Estates is delighted to present this exquisite apartment located in the desirable Endeavour Court, Stoke. This contemporary residence, built between 2000 and 2009, features two well-proportioned bedrooms and a bright reception room, creating an inviting atmosphere for both relaxation and entertaining. The fitted kitchen/dining room is perfect for culinary enthusiasts, while the family bathroom adds to the convenience of this lovely home. Nestled within a safe and tranquil apartment block, this second-floor property is surrounded by lush greenery, providing a peaceful retreat from the hustle and bustle of city life. A notable advantage of this apartment is the availability of parking for two vehicles, including a garage and off-road parking, which is a rare find in such a sought-after area.

- Modern & Stylish Second Floor Apartment
- Newly Refurbished Throughout
- Generous Fitted Kitchen / Dining Room
- Garage, Walking Distance To City Centre
- Ideal For First Time Buyers / Investors
- Purchase Available With No Onward Chain
- Sitting Room With Direct Access Balcony
- Family Bathroom, Fully Double Glazed
- Close To Stoke Village & Lots Of Amenities
- 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.

### 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 natural 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.

### Stoke

Stoke is a sought-after residential district, much of which is a conservation area due to the high density of Regency and Victorian homes in the area. Located approx. 1 mile from Plymouth centre offering easy access to Plymouth ferry port and within 3 miles of the A38. Primary schools in the area include Stoke Damerel Primary School and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. Plymouth College of Further Education is located on the southern fringes of the area. Plymouth Albion Rugby Football Club is located within a mile to the south west of Stoke with Plymouth Argyle Football Club located within a mile to the north east. There are a number of large recreational areas including the Block House Park, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located south of Milehouse Road.

### More Property Information

The location is superb, with Stoke Village just a short stroll away and the city centre within easy walking distance. This makes it an ideal choice for those who appreciate a vibrant urban lifestyle, with a plethora of amenities right at their fingertips. Furthermore, the property is offered with no onward chain, ensuring a smooth and efficient purchasing process.

This apartment is perfect for first-time buyers, those looking to downsize, or savvy investors seeking a lucrative rental opportunity. Do not miss the chance to own this remarkable property in a highly coveted location. We invite you to book a viewing today and experience the elegance of sophisticated apartment living at its finest.

### Entrance Hallway

### Sitting Room

8'9" x 12'9" (2.67m x 3.88m)

### Balcony

4'10" x 12'5" (1.48m x 3.78m)

### Kitchen/Diner

15'1" x 9'9" (4.60m x 2.96m)

### Primary Bedroom

12'4" x 8'3" (3.75m x 2.51m)

### Bedroom 2

8'6" x 7'11" (2.60m x 2.41m)

### Family Bathroom

### Communal Areas, Parking & Garage

### Lease Information

Original Lease Term - 125 Years with 108 Years Remaining.

Service Charge - £1,293.41 Per Annum

Ground Rent - £225.00 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.

### Lettings Department

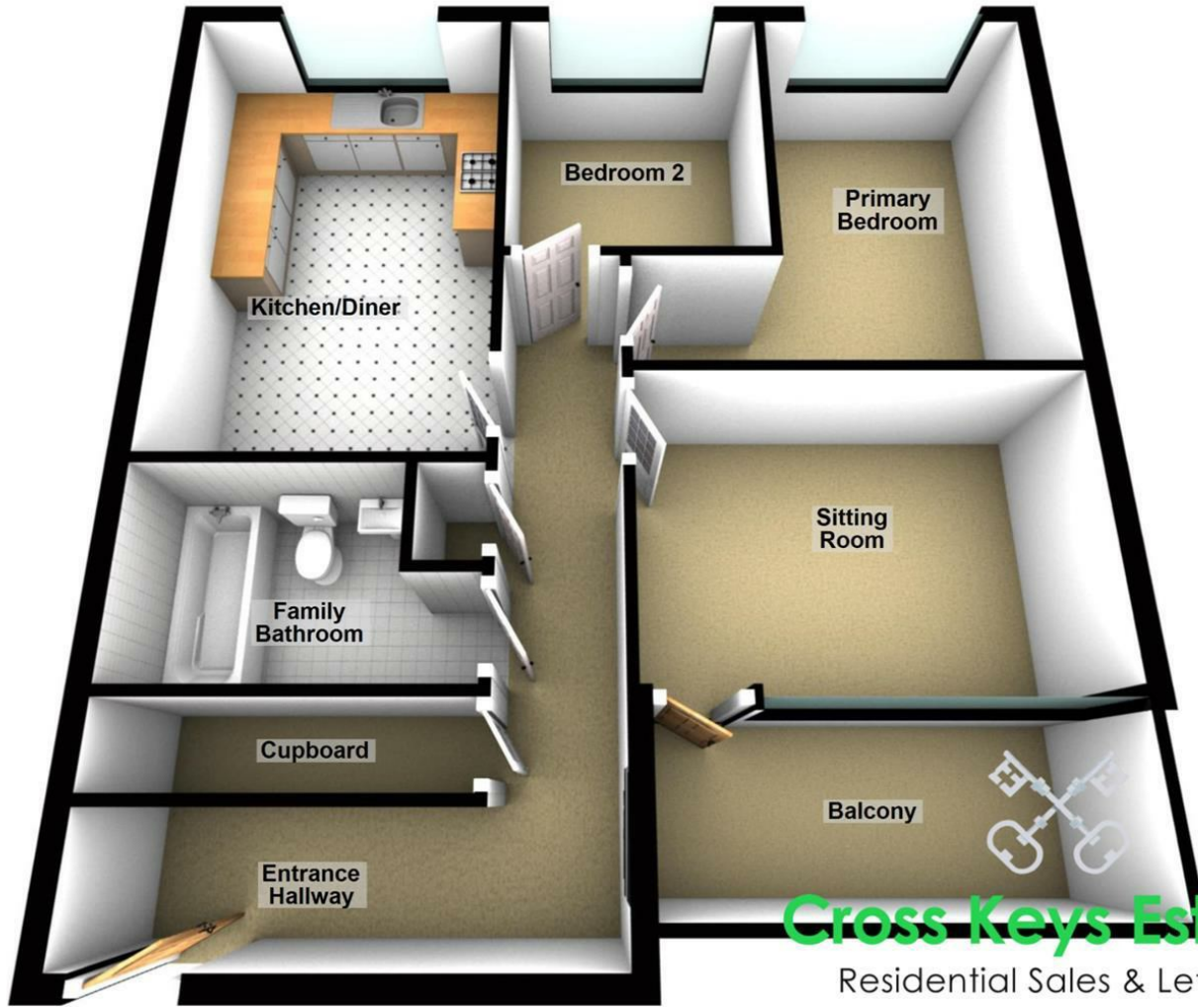
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

### Financial Advice

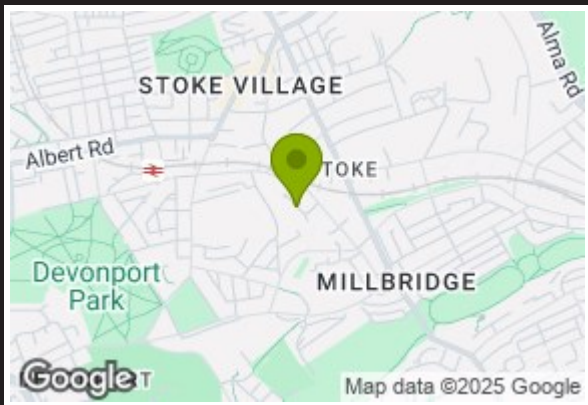
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



## Second 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			
<b>England &amp; Wales</b>		79	80
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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Sales, Cross Keys House 51-53 Devonport Road,,  
Stoke, Plymouth, Devon, PL3 4DL  
Tel: 01752 500018 | sales@crosskeysestates.net  
www.crosskeysestates.net