

# Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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Flat 5, Seaton Court Seaton Lane  
Plymouth, PL4 6QD  
Guide Price £100,000 Leasehold



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\*\* Guide Price £100,000 - £120,000 \*\*

Cross Keys Estates is delighted to present this purpose-built top floor apartment, ideally situated in the sought-after area of Mutley, Seaton Lane. This charming property features two generously sized bedrooms, making it perfect for first-time buyers or investors looking for a promising opportunity.

You will find a spacious sitting room and dining area, providing a comfortable space for relaxation and entertaining. The apartment boasts a sleek, modern fitted kitchen, designed to meet the needs of contemporary living. The property is well presented and neutrally decorated throughout.

- Purpose Built Top Floor Apartment
- Sought After Mutley Location
- Sleek Modern Fitted Kitchen
- Close To Amenities & Mutley Plain
- Available Off Road Parking
- Two Good Size Bedrooms
- Convenient No Onward Chain
- Spacious Sitting Room/Diner
- Perfect For FTB Or Investors
- Far Reaching Views, EPC-D62



## 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.

### Mutley

The property benefits from being within close proximity to a wealth of local amenities found along nearby Mutley Plain or Hyde Park. Plymouth City Centre and Plymouth University can also be found nearby thanks to the property's central location and local bus routes operate along Alexandra Road giving access into the City Centre and other locations across the city. A number of popular local primary and secondary schools are also just a short distance away.

### More Property Information

Accessed via a back service lane, this apartment offers the convenience of off-road parking in a private car park, a rare find in such a desirable location. The modern bathroom adds to the appeal, ensuring that all essential amenities are catered for.

Situated close to local amenities and the vibrant Mutley Plain, residents will enjoy easy access to shops, cafes, and transport links. With no onward chain, this property is ready for you to move in and make it your own. Early viewing is highly recommended to fully appreciate the potential of this lovely apartment. Don't miss out on this fantastic opportunity to secure a home in a prime location.

### Hallway

#### Sitting/Dining Room

15'1" x 9'9" (4.60m x 2.97m)

#### Kitchen

4'10" x 6'7" (1.47m x 2.00m)

#### Primary Bedroom

9'8" x 12'3" (2.94m x 3.73m)

#### Bathroom

#### Bedroom 2

9'6" x 9'3" (2.89m x 2.81m)

### Off Road Parking

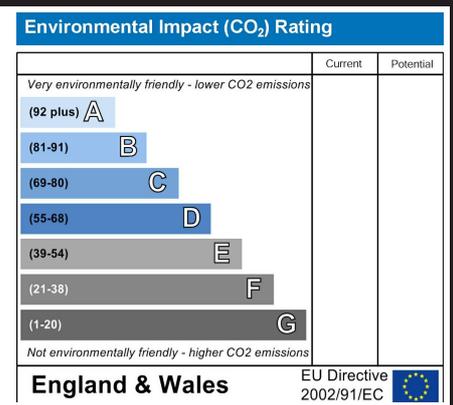
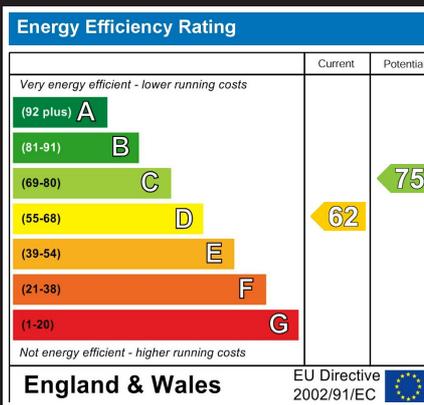
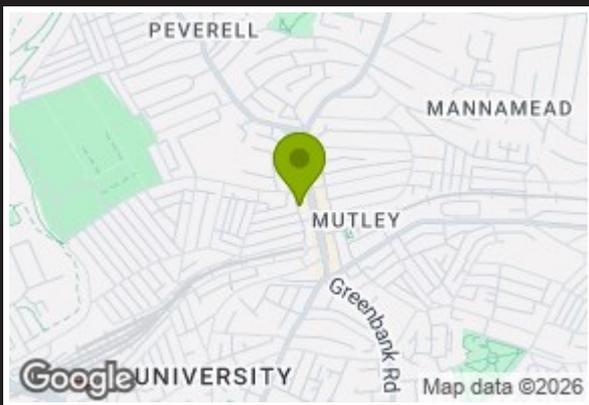
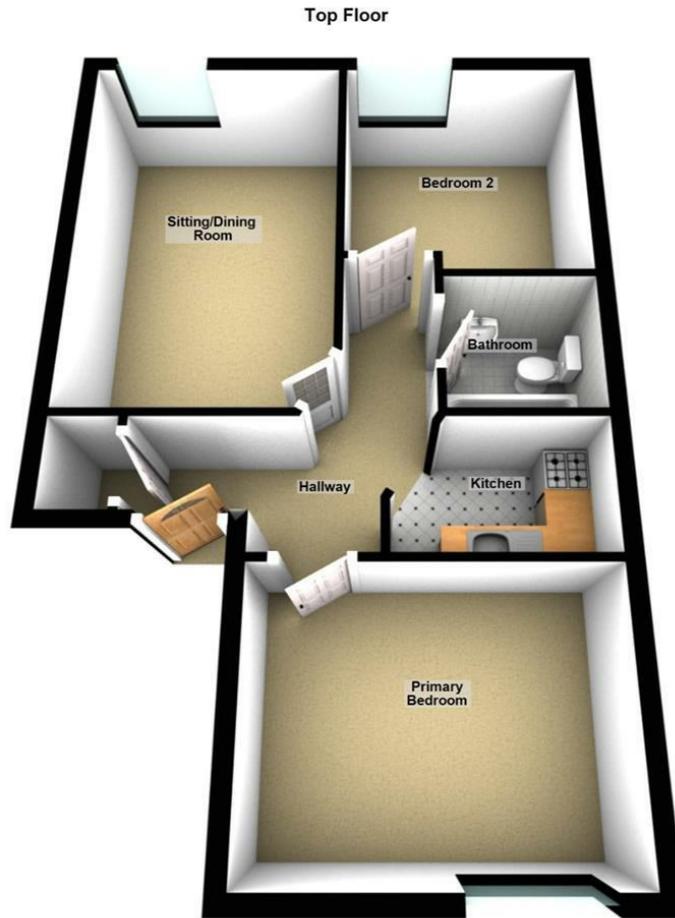
### Cross Keys Estates Lettings Department

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





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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