



Cross Keys Estates

Opening doors to your future



178 Citadel Road,
PL1 3BD
Price £180,000 Leasehold - Share of Freehold



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**** Guide Price £180,000 to £200,000 ****

Cross Keys Estates is delighted to introduce this stunning Period First Floor Apartment, nestled in the highly sought-after waterfront area of The Hoe. Dating back to the early 1900s, this property has been immaculately presented and newly refurbished, offering a perfect blend of classic charm and modern convenience. As you enter, you are welcomed by a long hallway that leads to an expansive sitting room and dining area, both of which are bathed in natural light thanks to the elegant bay window. This inviting space is perfect for both relaxation and entertaining. The apartment boasts two generously sized double bedrooms, with the primary bedroom also featuring a delightful bay window, creating a bright and airy atmosphere. The sleek, modern fitted kitchen is designed for practicality and style, making it a joy to prepare meals.

- Stunning Period First Floor Apartment
- Immaculately Presented Throughout
- Newly Fitted Modern Fitted Kitchen
- Perfect For First Time Buyers/Investors
- Close To Amenities & Hoe Waterfront
- Sought After Waterfront Location
- Two Generous Bright Bedrooms
- Spacious Sitting Room/Diner, Bay Window
- Convenient No Onward Chain
- Long Lease, EPC -C72



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.

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.

More Property Information

The good-sized bathroom complements the apartment's overall appeal, ensuring comfort and convenience for its residents. This property is an ideal choice for first-time buyers, as it comes with no onward chain and a long lease, allowing for a smooth transition into your new home. Its prime location means you are just a stone's throw away from the vibrant amenities of The Hoe waterfront and the charming Barbican area, offering a variety of shops, restaurants, and leisure activities. In summary, this exquisite apartment is move-in ready and presents a wonderful opportunity to enjoy a lifestyle in one of the most desirable locations in the area. Don't miss your chance to make this beautiful property your new home.

Hallway

3'7" x 15'11" (1.10m x 4.86m)

Sitting Room/Diner

10'7" x 20'11" (3.24m x 6.4m)

Kitchen

8'3" x 8'10" (2.52m x 2.71m)

Primary Bedroom

14'9" x 15'1" (4.5m x 4.60m)

Bedroom 2

8'6" x 16'3" (2.6m x 4.96m)

Bathroom

Utility

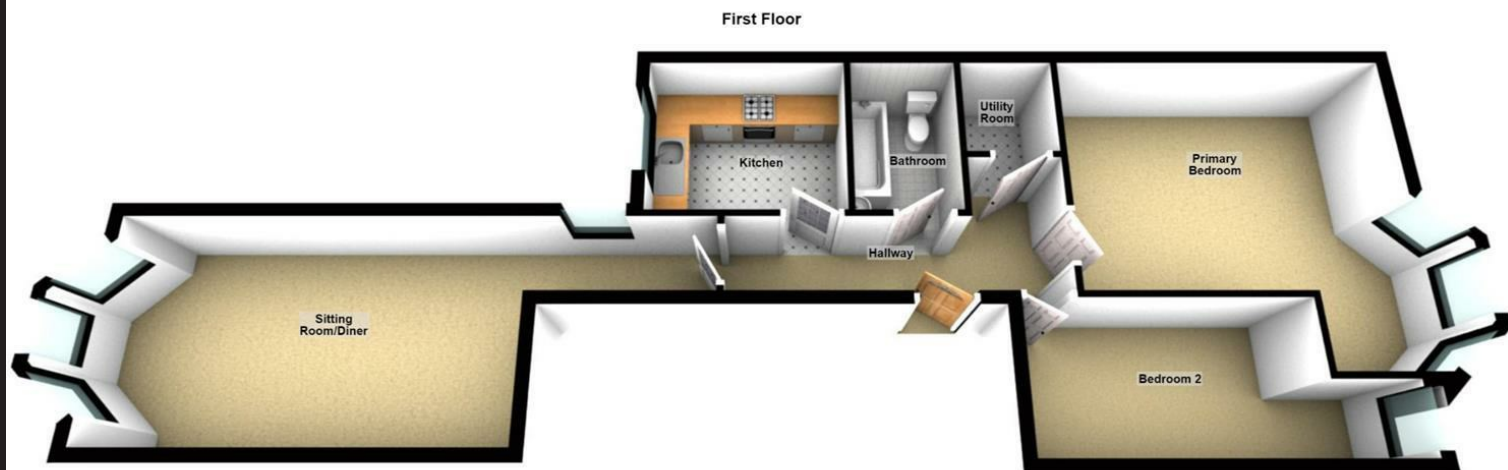
Cross Keys Estates Lettings Department

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






Cross Keys Estates
 Residential Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales		
	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 A



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