



Cross Keys Estates

Opening doors to your future



Flat 2 3a St. Annes Road
Plymouth, PL6 7LW
Guide Price £110,000 - £120,000 Leasehold




Cross Keys Estates
 Residential Sales & Lettings

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Cross Keys Estates is delighted to present this spacious purpose-built apartment located on the highly desirable St. Annes Road in Glenholt. This newly refurbished property boasts a fresh and modern feel throughout, featuring new carpets and a contemporary fitted kitchen complete with a brand-new oven.

The apartment comprises a generously sized double bedroom, perfect for relaxation and comfort. The large, light, and airy sitting room is a standout feature, offering a lovely balcony that provides stunning far-reaching views, making it an ideal space for unwinding or entertaining guests.

- Spacious Purpose Built Apartment
- Generously Sized Double Bedroom
- Off Road Parking Available
- Large Sitting Room, Balcony
- Highly Desirable Area
- Newly Refurbished Throughout
- Modern Fitted Kitchen, New Oven
- Convenient No Onward Chain
- Stunning Far Reaching Views
- Ideal First Time Buy, EPC - D56




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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 is a city on the south coast of Devon, about 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 adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and 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. 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.

Glenholt

Glenholt is a quiet neighbourhood on the northern boundary of Plymouth has a greener landscape than Plymouth centre, however it's only 4 miles away from the city, giving residents the flexibility to enjoy some peace and quiet and pop into the shops as they please – it's the best of both worlds here. Glenholt is a friendly community that likes to enjoy life and the natural beauty of the area. Here's all you need to know if you're looking for property for sale in Glenholt.

More Property Information

With the added convenience of no onward chain, this property is perfect for first-time buyers and investors alike. Off-road parking is available for one vehicle, ensuring ease of access and convenience.

Early viewing is highly advised to fully appreciate the charm and potential of this delightful apartment in Glenholt. Don't miss the opportunity to make this lovely space your new home.

Living Room

14'7" x 10'3" (4.44m x 3.12m)

Kitchen

9'10" x 6'8" (3.00m x 2.04m)

Bedroom

11'10" x 10'11" (3.60m x 3.33m)

Bathroom

Balcony

6'8" x 5'5" (2.02m x 1.64m)

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

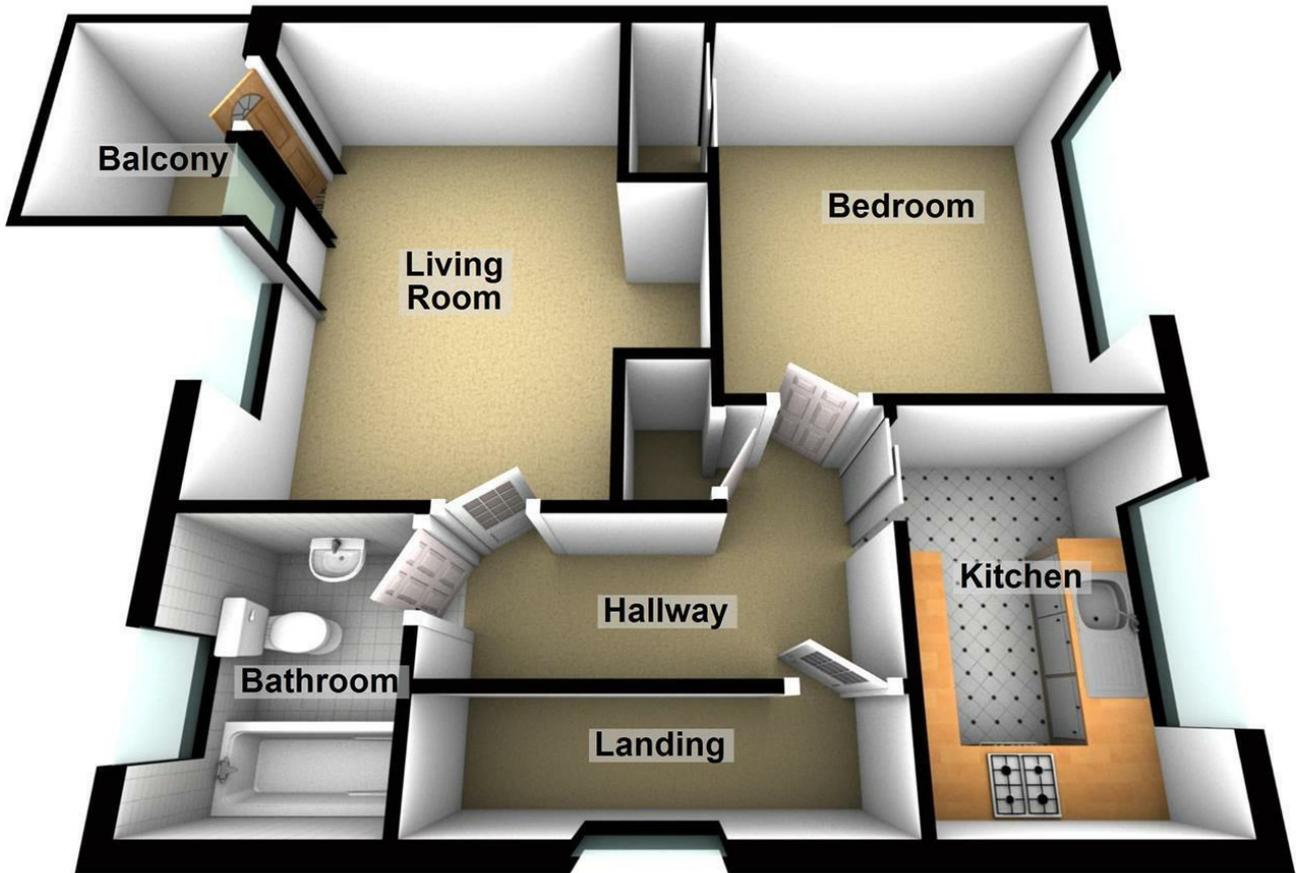
Financial Services

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

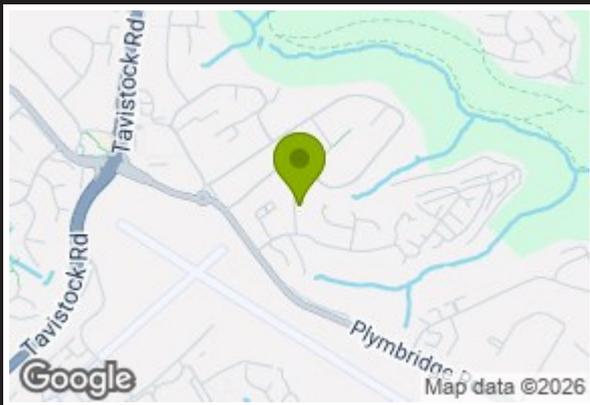


Second Floor

Approx. 48.8 sq. metres (525.5 sq. feet)



Total area: approx. 48.8 sq. metres (525.5 sq. feet)



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		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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