



Cross Keys Estates

Opening doors to your future



Apartment 2 25 Diamond Avenue
Plymouth, PL4 8QD
Guide Price £95,000 Leasehold - Share of Freehold



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**** Guide Price £95,000 to £105,000 ****

Cross Keys Estates invite you to view this superb abode situated in the charming Diamond Avenue, St Jude's. This delightful Victorian converted apartment offers a perfect blend of character and modern convenience. Boasting a ground floor layout, this property features a rear courtyard, ideal for enjoying a morning coffee or hosting a small gathering. The apartment comprises a generously sized bedroom with an ensuite bathroom, providing a comfortable and private retreat. The open-plan living, kitchen, and dining area is bathed in natural light, creating a bright and airy ambience that is perfect for relaxing or entertaining guests. Conveniently located at the end of a picturesque tree-lined cul-de-sac, this residence offers a tranquil setting with residents' parking to the rear, ensuring hassle-free parking for you and your guests. With double glazing and gas central heating, this home provides both comfort

- Fabulous Ground Floor Converted Apartment
- Open Plan Living / Kitchen / Dining Room
- Ensuite Bathroom, uPVC Double Glazing
- Permit On Street Parking To The Front
- Available Without An Onward chain
- Level Access, Rear Courtyard Space
- Generous Sized Double Bedroom, Gch
- Residents Parking Located At The Rear
- Located In A Tree Lined Cul-De-Sac
- Early Viewing Recommended, 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.

St. Jude's

St. Jude's is a prime location found just a stone's throw away from Plymouth City Centre which benefits from direct access into the City Centre either by car, bus or walking just a short distance. Local amenities can be found within St Jude's itself including a co-operative store, doctors' surgery and dentists etc, with further amenities being accessible in the City Centre itself, particularly in Drake Circus Shopping Mall. Regular bus services run along Beaumont Road itself giving access to many areas across Plymouth. Salisbury Road Primary School is located nearby along with Lipson Co-operative Academy.

Living Room

6'7" x 12'7" (2.00m x 3.83m)

Fitted Kitchen

8'11" x 7'7" (2.72m x 2.31m)

Bedroom

14'6" x 11'0" (4.42m x 3.35m)

Bathroom

Rear Courtyard

Lease Information

Original Lease Term - 999 Years with 991 Years Remaining.

Service Charge - TBC

Ground Rent - TBC

Estate Charge (If Applicable) - N/a

Tenure - Leasehold with Share of Freehold

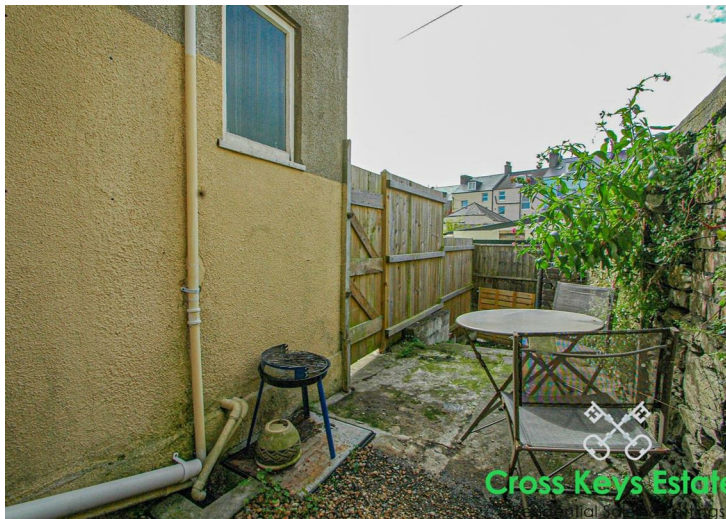
Please note that the information supplied has been requested from either original documentation provided by our client, or has been verified by an appointed legal professional or managing agency. Any information is supplied in good faith and to the best of our knowledge correct.

Cross Keys Estates Lettings Department

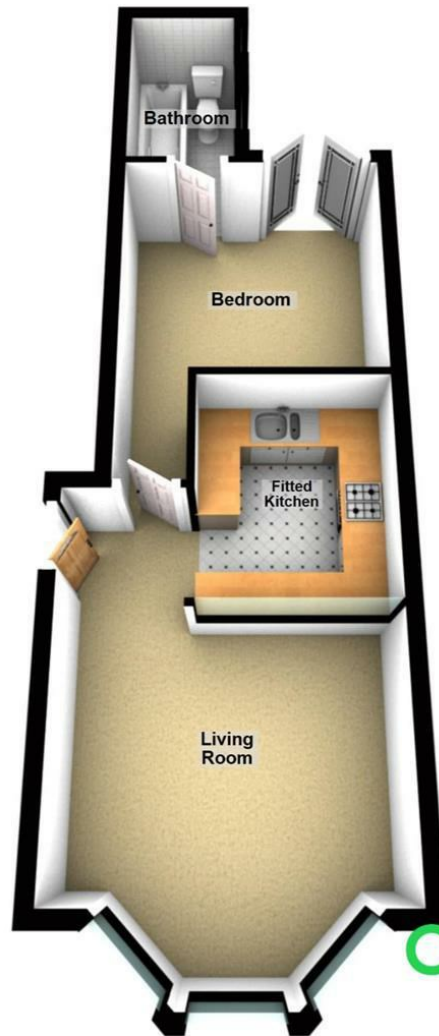
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

Financial Services

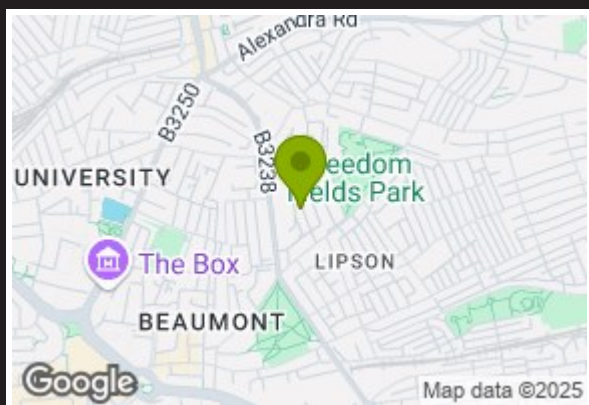
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Ground Floor



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	79
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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