



Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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20 Portland Court
Plymouth, PL1 4PU
Guide Price £100,000 Leasehold



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**** Guide Price £100,000 to £110,000 ****

Cross Keys Estates are pleased to present this lovely apartment in the highly sought-after Portland Court in Stoke, Plymouth, this modern purpose-built apartment offers a delightful living experience. The property features two generously sized bedrooms, making it an ideal choice for first-time buyers or investors looking for a promising opportunity. The apartment boasts a well-appointed reception room that provides a welcoming space for relaxation and entertainment. The peaceful cul-de-sac location ensures a tranquil environment, perfect for unwinding after a busy day. Residents will appreciate the convenience of being close to local amenities and the charming Stoke Village, which offers a variety of shops, cafes, and services.

- Modern Purpose Built Apartment
- Peaceful Cul-De-Sac Location
- Close To Local Amenities, Stoke Village
- Available With No Onward Chian
- Ideal For First-Time Buyer/Investor
- Two Ample Sized Double Bedrooms
- Highly Sought After Development
- Allocated Off Road Parking
- Long Lease = 954 Remaining
- Early Viewing Advised, EPC=D 66



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.

Stoke

The property is situated literally just a stone's throw away from the ever popular Stoke Village where a number of local amenities can be found. Stoke is well known for having an abundance of Victorian, Georgian and Edwardian properties within a conservation area. The area boasts easy access into Plymouth City Centre, which is only a short drive away and many local bus services run through the area giving access to all areas across Plymouth. Some of the amenities provided includes a co-operative store, pharmacy, cafe's, charity shops, public houses and much more. 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, which is yet another added benefit along with being within close proximity to Devonport Dockyard and the Torpoint Ferry giving access in Cornwall. Located approximately 1 mile from Plymouth centre means that residents of Stoke have easy access to Plymouth ferry port and within 3 miles of the A38. 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

One of the standout features of this property is the allocated off-road parking, a valuable asset in this area. Additionally, the apartment is available with no onward chain, allowing for a smooth and efficient purchasing process. With a long lease in place, this property presents a secure investment for the future.

Early viewing is highly recommended to fully appreciate the quality and appeal of this modern apartment. Don't miss the chance to make this lovely home your own in the vibrant community of Stoke.

Hallway

Sitting Room

15'9" x 11'1" (4.79m x 3.38m)

Kitchen

10'4" x 7'3" (3.15m x 2.20m)

Primary Bedroom

12'4" x 10'8" (3.76m x 3.26m)

Bedroom 2

10'2" x 7'7" (3.11m x 2.32m)

Bathroom

Communal Garden/Parking

Lease Details

Lease term-999 years

Time remaining-954

End date-01/01/2979

Cross Keys 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 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



A 3D perspective rendering of a house floor plan. The layout includes a Kitchen at the top left with orange cabinetry and a tiled floor. Adjacent to it is a large Sitting Room with a yellow carpet. To the left of the Sitting Room is a Bathroom with a white bathtub and tiled walls. A central Hallway connects the rooms, featuring a light-colored carpet and several open white doors. At the bottom are two bedrooms: the Primary Bedroom on the left and Bedroom 2 on the right, both with yellow carpeting. The entire house is enclosed by thick black walls, and the rendering uses a perspective view from above.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



The Property Ombudsman

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PROTECTED

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