



# Cross Keys Estates

Opening doors to your future



  
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Residential Sales & Lettings



  
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25 Mill Street  
Plymouth, PL1 4GG  
Guide Price £130,000 Leasehold



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**\*\* Guide Price £130,000 to £150,000 \*\***

Cross Keys Estates is delighted to present this charming purpose-built ground floor apartment located on Mill Street in the highly sought-after area of Plymouth. This property boasts two spacious and bright bedrooms, with the primary bedroom featuring an en-suite shower room, providing both comfort and convenience. Additionally, there is a good-sized bathroom, ensuring ample facilities for residents.

The open-plan sitting room, dining room, and kitchen create a welcoming and airy atmosphere, perfect for both relaxation and entertaining. This space is flooded with natural light, enhancing the overall appeal of the apartment. A delightful balcony further extends the living area, offering a lovely spot to enjoy the outdoors.

- Purpose Built Ground Floor Apartment
- Good Size Bathroom, En-Suite
- Benefitting From A Balcony
- Close To HM Naval Base & Dockyard
- Communal Parking Spaces
- Two Spacious Bright Bedrooms
- Open Plan Sitting Room, Kitchen, Diner
- Highly Desirable Residential Area
- Ideal For Investors Or FTB
- Early Viewing Recommended, EPC=C79



## 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

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north.

Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project.

Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well-known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year.

In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating.

Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away).

### Devonport

#### More Property Information

Situated close to HM Naval Base, this apartment is ideally positioned for those working in the area, making it a prime choice for both investors and first-time buyers. With a reliable tenant already in situ, this property presents an excellent investment opportunity, allowing for immediate rental income. With a long lease of 106 years remaining, we highly recommend an early viewing to fully appreciate the charm and potential of this lovely apartment. Whether you are looking to invest or seeking your first home, this property on Mill Street is not to be missed.

#### Hallway

#### Sitting Room/Kitchen/Dining Room

20'7" x 12'8" (6.27m x 3.85m)

#### Balcony

6'3" x 12'8" (1.90m x 3.85m)

#### Primary Bedroom

13'10" x 9'4" (4.21m x 2.84m)

#### En-suite

#### Bedroom 2

10'0" x 7'5" (3.05m x 2.26m)

#### Bathroom

#### Communal Parking

#### Lease Information

Lease term-125 years with remaining-106 years

End date- 01/07/2132

Service charge: £1200

Ground rent: £330

#### Cross Keys Lettings Department

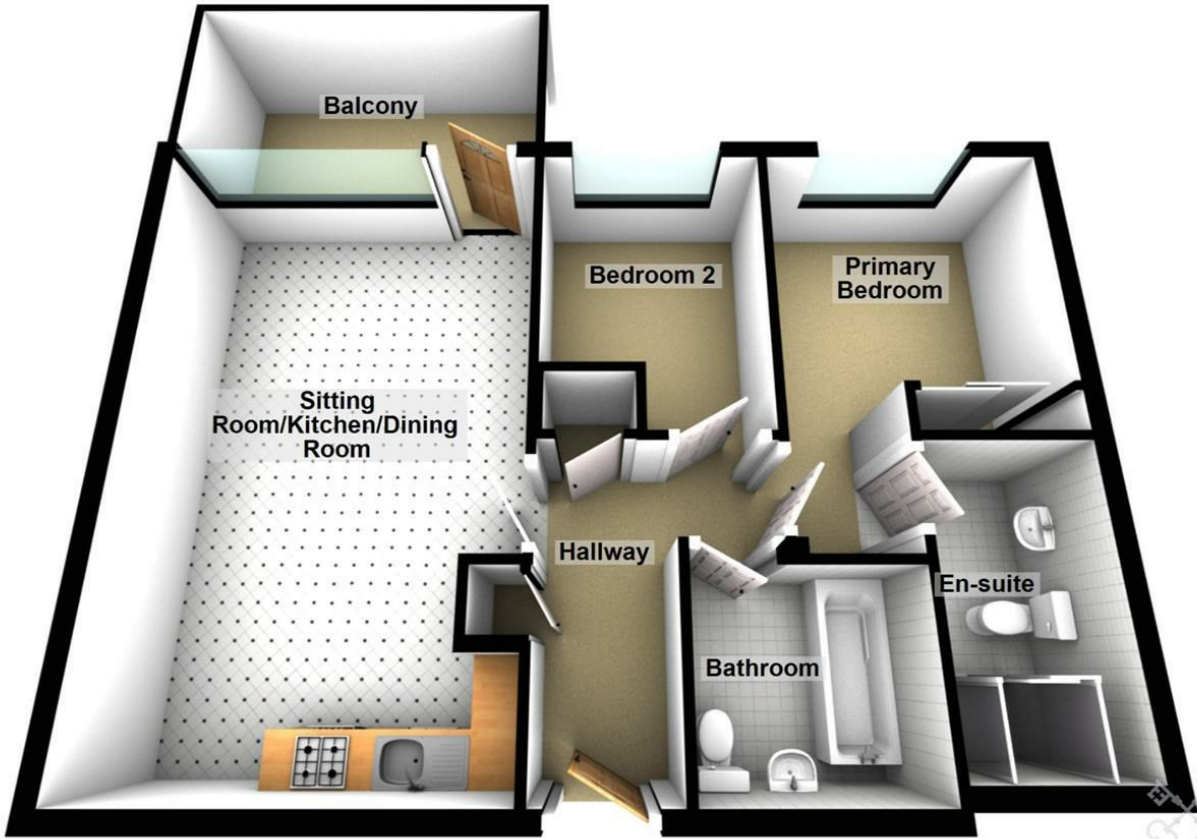
This property is situated on Mill Street, a recently regenerated residential location within Devonport. Devonport is a short distance away from Plymouth City Centre. Devonport, formerly named Plymouth Dock or just Dock, is a district of Plymouth sandwiched between, Devonport Park to the East, and the River Tamar to the West. It was, at one time, the more important settlement. It became a county borough in 1889. Devonport was originally one of the "Three Towns" (along with Plymouth and East Stonehouse); these merged in 1914 to form what would become in 1928 the City of Plymouth. It is represented in the Parliament of the United Kingdom as part of the Plymouth Sutton and Devonport constituency.

#### Financial Services

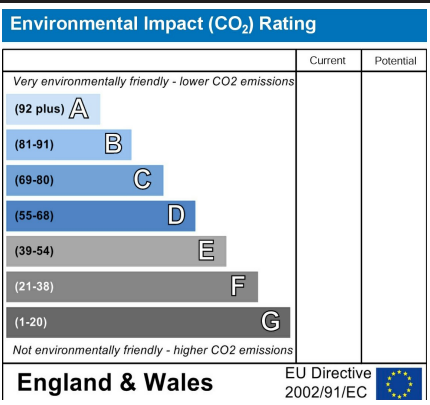
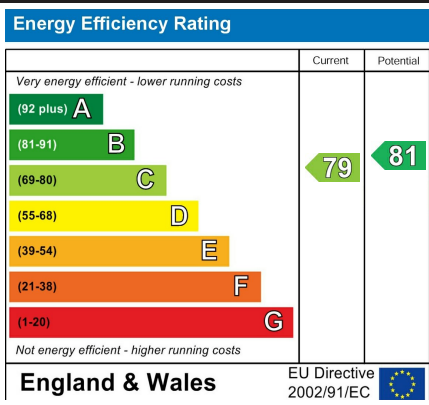
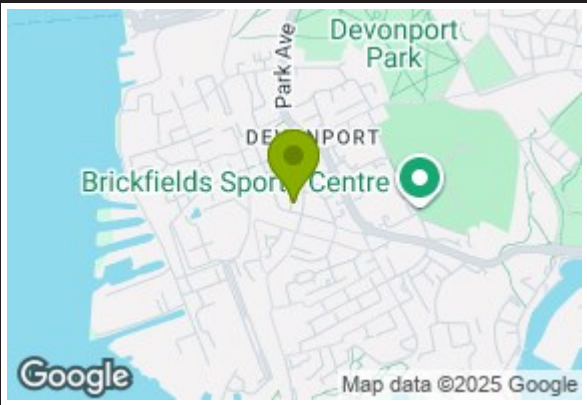
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential 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



Ground Floor



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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 B



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