# Cross Keys Estates

Opening doors to your future










Flat 8 Torrington Court, North Road East
Plymouth, PL4 6AX

Guide Price £90,000 Leasehold - Share of Freehold




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** Guide Price £90,000 to £100,000 **
Cross Keys Estates is delighted to present this charming period apartment located on North Road East in the heart of Plymouth. This well-presented property boasts lovely high ceilings, creating a light and airy atmosphere throughout. As you enter, you are greeted by a spacious hallway that leads to a comfortable sitting room, complete with a feature fireplace, perfect for cosy evenings.
The apartment features a generously sized double bedroom, providing a peaceful retreat. The modern kitchen/diner is bright and open, flooded with natural light, making it an ideal space for both cooking and entertaining.

- Characteristic Period Apartment
- Well Presented, Lovely High Ceilings
- Modern Fitted Kitchen/Diner
- Close To Amenities, Shops, University
- Convenient No Onward Chain
- Sought After Central Location
- Generously Sized Double Bedroom
- Spacious Bright Sitting Room
- Ideal For FTB Or Investors
- Early Viewing Advised, EPC-D64






## Cross Keys Estates
As one of Plymouths' 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.

## North Hill
North Hill is situated between the City Centre and Mutley Plain. Within walking distance to Plymouth train station with direct routes to Paddington and Penzance. Within the area there are a full range of schooling including Plymouth College, Plymouth high school for girls and Hyde Park Primary. There are both mainstream and independent shops, eateries and public houses in the immediate area as well as being close to Plymouth Drake Circus Shopping Mall.

## More Property Information
Situated in a sought-after central location, this apartment is conveniently close to local amenities, shops, and the university, making it perfect for first-time buyers or investors looking for a property with great potential. With a long lease remaining and no onward chain, this home is move-in ready, allowing for a smooth transition.
Early viewing is highly advised to fully appreciate the character and charm this apartment has to offer. Don't miss the opportunity to make this delightful property your own.

## Hallway
4'2" x 10'11" (1.26m x 3.32m)

## Bathroom
6'5" x 9'5" (1.96m x 2.88m)

## Kitchen/Diner
10'3" x 19'8" (3.12m x 6.00m)

## Sitting Room
14'8" x 11'0" (4.48m x 3.36m)

## Bedroom
14'8" x 9'3" (4.48m x 2.82m)

## 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
For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.



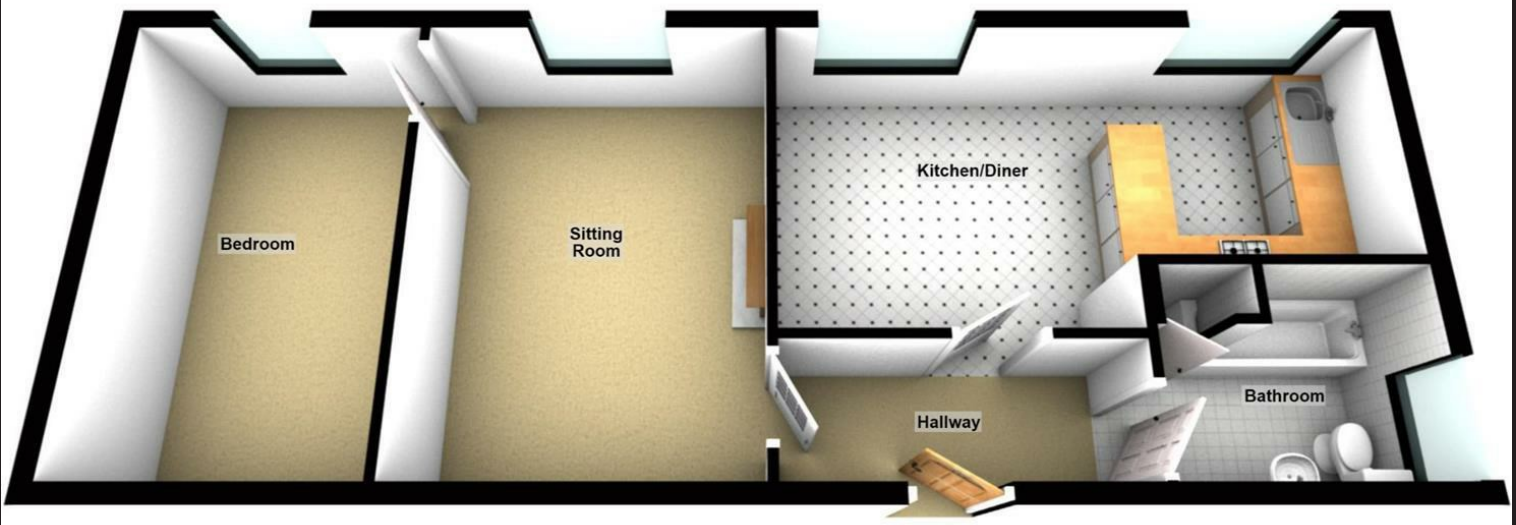






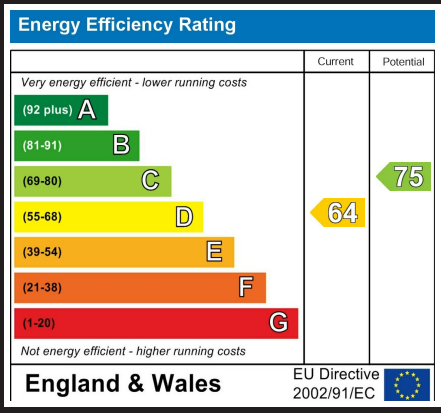


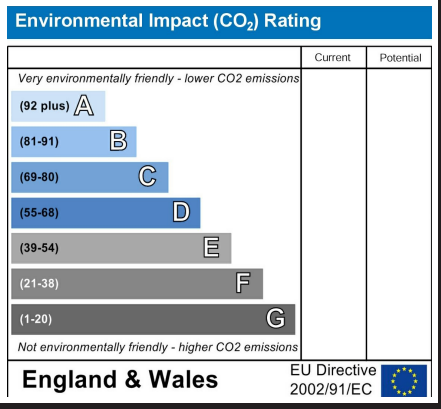

## Second Floor




Cross Keys Estates
Residential Sales & Lettings




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.

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**Council Tax Band A**

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