



Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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Top Floor Flat 252 Outland Road
Plymouth, PL2 3NZ
Guide Price - £110,000 - £120,000



Top Floor Flat 252 Outland Road, Plymouth, PL2 3NZ

Leasehold

Guide Price - £110,000 - £120,000

Cross Keys Estates are delighted to present for sale this well presented first floor apartment which can found within the popular and highly sought after area of Peverell. Occupying a bright and spacious position with no properties opposite, this property offers spacious accommodation which comprises landing, fitted kitchen/dining room, feature bay fronted sitting room, two ample bedrooms, bathroom and separate WC. This fantastic property is offered to the market with no onward chain and is located on the main bus route, within proximity to a host of wonderful local amenities, the A38 and quick links to Plymouth City Centre, Derriford Hospital and Cornwall. An early internal viewing comes highly recommended to appreciate all that this home could offer.

- First Floor Apartment
- Immaculately Presented
- Early Viewing Recommended
- Close To Local Amenities
- PVCu DG & GCH
- Popular & Convenient Location
- Two Ample Bedrooms
- No Onward Chain
- Modern Kitchen & Bathroom
- EPC - C69



Peverell

Peverell is an extremely well regarded area and has come to be known locally as very desirable due to its abundance of period terraced family homes. Situated along Weston Park road and boasts an enviable position with views towards Plymouth sound. This highly desirable area is extremely close to Central Park. It's location allows the benefit of being just a short distance from many local amenities found in nearby Hyde Park and Mutley Plain. Regular bus services operate along Peverell Park Road giving access into Plymouth City Centre and other areas further afield. This property also benefits from being within the catchment area of Hyde Park Primary School which is very popular locally and currently boasts a good Ofsted Report.

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 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/student economy since the early 2000's.

Landing

Kitchen/Dining Room

10'5" x 11'1" (3.17m x 3.38m)

Sitting Room

15'8" x 11'9" (4.78m x 3.58m)

Bedroom 1

13'4" x 11'9" (4.07m x 3.58m)

Bedroom 2

8'8" x 6'1" (2.65m x 1.86m)

Bathroom

Toilet

Lease Info

Financial Services

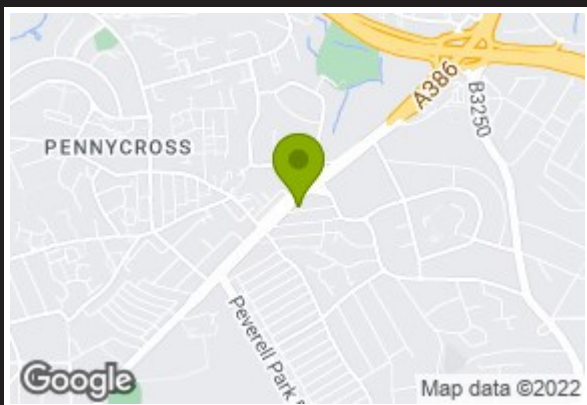
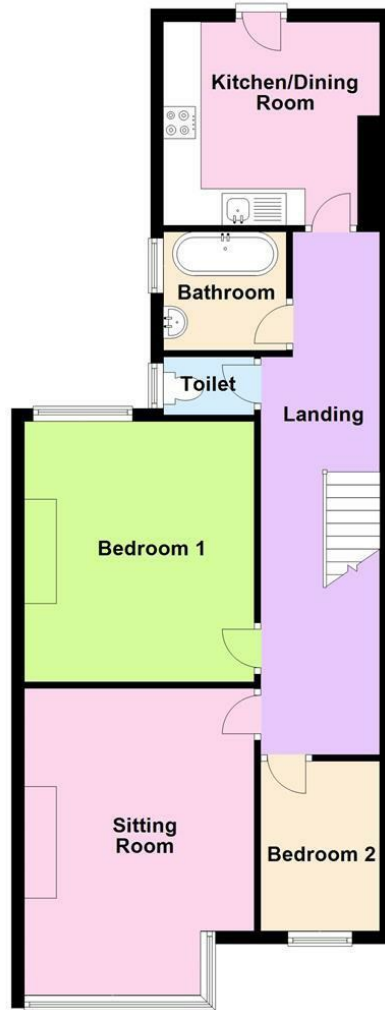
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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

Lettings

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 Jo Rees, Assistant Branch Manager on 01752 500018



First Floor



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		
	69	78
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		

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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