



# Cross Keys Estates

Opening doors to your future



4 Elim Court Elim Terrace  
Plymouth, PL3 4QB  
Guide Price £100,000 Leasehold





## 4 Elim Court Elim Terrace, Plymouth, PL3 4QB

Guide Price £100,000 Leasehold

\*\* Guide Price £100,00 to £110,000 \*\*

Cross Keys Estates are delighted to present this charming ground floor apartment located in the desirable Elim Court, a retirement complex tailored for those aged 60 and over in the heart of Peverell, Plymouth. This lovely purpose-built residence offers a comfortable and secure living environment, perfect for those seeking a peaceful lifestyle.

The apartment features a spacious sitting room that is both light and airy, providing a welcoming atmosphere for relaxation and socialising. The ample-sized double bedroom comes complete with a fitted wardrobe, ensuring plenty of storage space. The generous shower room is equipped with a sit-down shower, catering to the needs of its residents.

- Lovely Purpose Built Ground Floor Apartment
- Allocated Off Road Parking To Rear
- Close To Local Amenities, Shops And Bus Routes
- Ample-Sized Double Bedroom, Fitted Wardrobe
- Lots Of Resident Facilities And Activities
- Retirement Property, Over "60's" Only
- Light And Airy, Spacious Sitting Room
- Well-Maintained Communal Garden
- Generous Shower Room, Sit-Down Shower
- Early Viewing Recommended, EPC=C69





## 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.

### Peverell

#### More Property Information

Residents of Elim Court benefit from a range of excellent facilities designed to enhance their quality of life. An in-house manager is available to assist with any queries, while a 24-hour emergency care line ensures peace of mind. The complex also boasts convenient laundry facilities, a guest suite for visitors, and a residents' lounge, fostering a sense of community among neighbours.

Outside, the property includes allocated off-road parking to the rear, along with a beautifully maintained communal garden, perfect for enjoying the outdoors. The location is ideal, with local amenities, shops, and bus routes just a short distance away, making it easy to access everything you need.

This delightful apartment offers a wonderful opportunity for those looking to embrace a relaxed and fulfilling lifestyle in a supportive community. Don't miss the chance to make this lovely property your new home.

### Hallway

#### Living Room

16'10" x 10'11" (5.12m x 3.32m)

#### Kitchen

6'1" x 7'5" (1.86m x 2.25m)

#### Bedroom

16'1" x 8'9" (4.91m x 2.67m)

#### Shower Room

#### Rear Of Property/Parking

#### Lease Details

Original Lease Term - 98 Years, with 63 Years Remaining

Service Charge - £2,851.44 Per Annum

Ground Rent - £309.00 Per Annum

Estate Charge (If Applicable) - N/A

Tenure - Leasehold

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.

### Financial Services

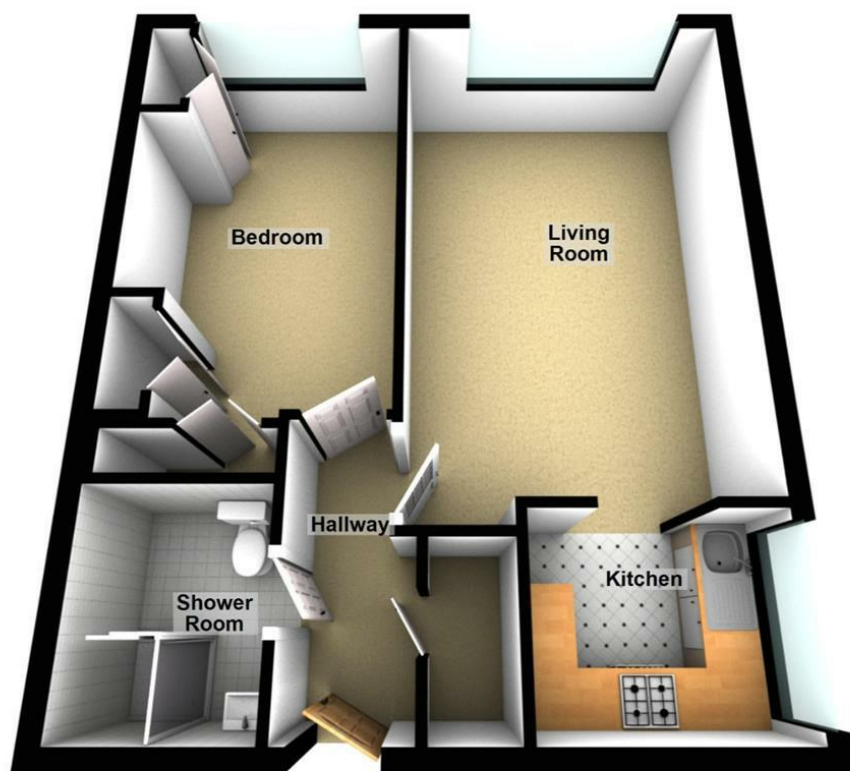
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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

### 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

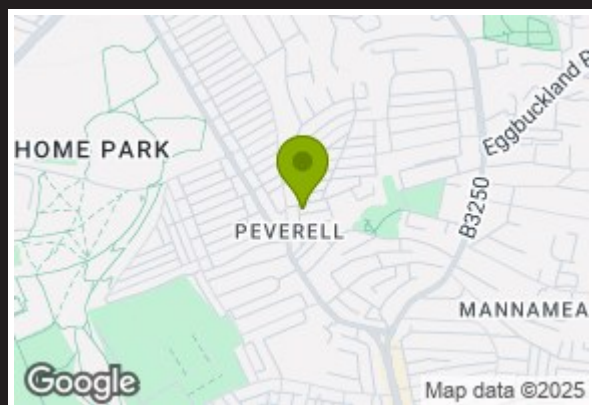


## Ground Floor



Total area: approx. 43.1 sq. metres  
**4 Elim Court**

  
**Cross Keys Estates**  
 Residential Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	74
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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 B**

  
**Cross Keys Estates**  
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