



Cross Keys Estates

Opening doors to your future



9 Haystone Place
Plymouth, PL1 5DU
Guide Price £200,000 Freehold



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** Guide Price £200,000 to £225,000 **

Cross Keys Estates are delighted to offer for sale this fantastic and versatile property. Haystone Place is a stunning Georgian semi-detached property located close to the heart of the city centre. This three-storey house has been beautifully restored, boasting two self-contained two-bedroom maisonettes. The property features restored sash double glazed windows, separate gas central heating for each apartment, and individual courtyard areas, offering a perfect blend of historic charm and modern convenience. This Georgian gem presents a fantastic opportunity for a multi-generational living setup, a savvy investor looking to rent out one or both units, or even someone considering tapping into the lucrative holiday rental market.

- Georgian Freehold Semi-Detached Building
- Both Apartments Are Totally Self Contained
- Ideal City Centre Investment Property
- Live In One Flat & Rent Out The Other Flat
- Sash Double Glazing, Gas Centrally Heated

- Now Forming 2 x 2 Bedroom Maisonettes
- Vacant Possession With No Onward Chain
- Possibly Two x Two Holiday Rental Flats
- Fully Refurbished Building In Recent Years
- Early Viewing Highly Recommended



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.

Plymouth City Centre

Plymouth City Centre has undergone much redevelopment in recent times and seen the addition of Drake's Circus Shopping Mall with over 60 retail outlets and eateries. The new coach station is now right in the heart of the shopping district and offers really easy access to all parts of the South West along with the railway station only a short walk away. A brand-new shopping, eating and leisure complex has been announced for the old coach depot and will certainly add to the vibrant feel of the city which is rapidly becoming a real destination location for people relocating to the area and tourists alike. Plymouth is known also known as Britain's Ocean City and has much to offer including other nearby attractions such as The Barbican, with its mix of bars, galleries and restaurants, The Royal William Yard has also much to offer with a monthly outdoor cinema, café culture and soon to boast a new high-end hotel. Plymouth City Centre is definitely the place to be if you love the urban feel of a growing, fun city close to the sea.

Flat 9B Entrance Hallway

Living Room

17'2" x 10'4" (5.24m x 3.14m)

Primary Bedroom

12'0" x 6'7" (3.65m x 2.00m)

Bedroom 2

8'3" x 15'5" (2.52m x 4.71m)

Bathroom

Flat 9A Entrance Hallway

Living Room

18'3" x 6'7" (5.55m x 2.00m)

Primary Bedroom

9'7" x 12'10" (2.91m x 3.90m)

Bedroom 2

13'7" x 8'4" (4.15m x 2.55m)

Bathroom

Flat A&B Courtyard Gardens

Council Tax & EPC's

Both Flats are registered as Band A for council Tax

Flat 9A has an EPC rating of D62

Flat 9B has an EPC rating of D66

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



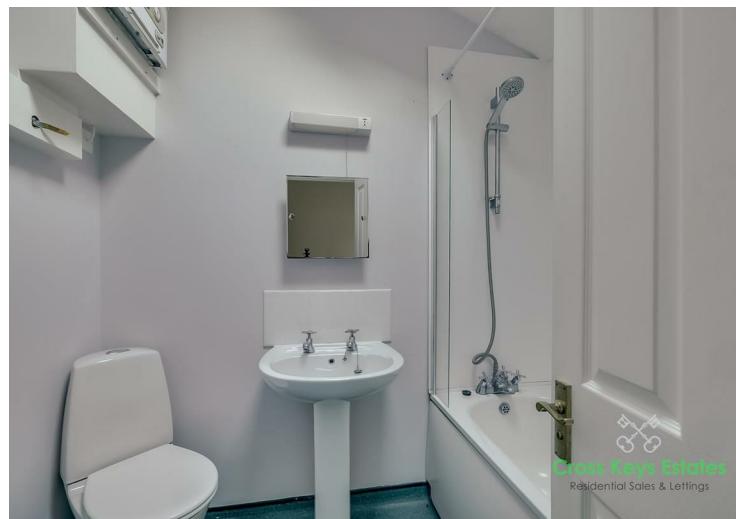
Cross Keys Estates
Residential Sales & Lettings



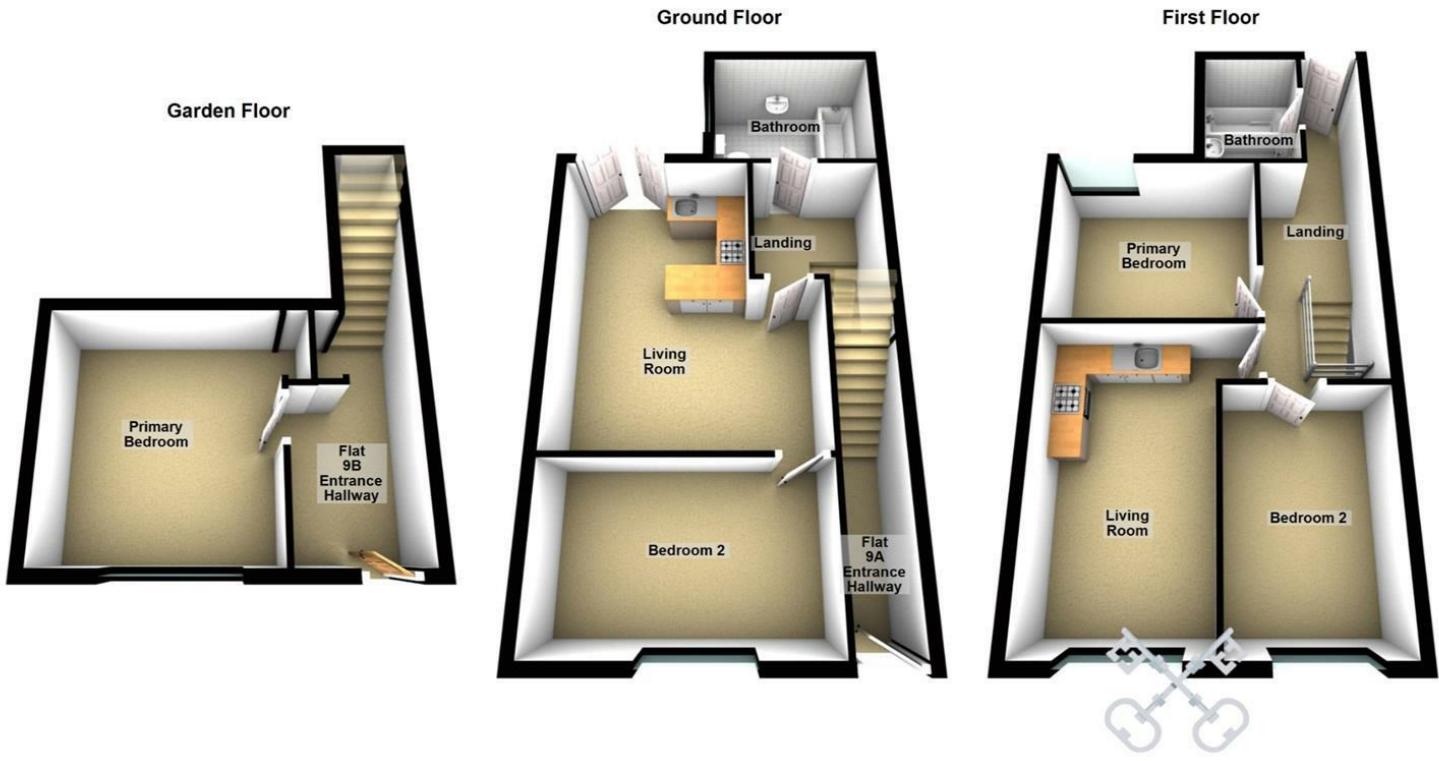
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		
England & Wales		
EU Directive 2002/91/EC		

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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