



Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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49B Prince Maurice Road
Plymouth, PL4 7LL
Guide Price £60,000 Leasehold



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*Guide Price - £60,000 - 70,000 * CASH BUYERS ONLY

Cross Keys Estates are delighted to present for sale this immaculately presented ground floor apartment which can be found within the convenient and central location of Lipson. This wonderfully spacious home offers contemporary accommodation which complements some of the original period features. Internally the property comprises hallway, fitted kitchen, feature bay fronted sitting/dining room, large bedroom and bathroom. Situated just a short walk from the highly popular Mutley Plane and the prestigious Plymouth University, this property is conveniently located with a host of local amenities and transport links on the door step. Offered to the market with no onward chain this property would make a fabulous buy to let investment or first time purchase, an early internal viewing comes highly recommended.

- Ground Floor Apartment
- Immaculately Presented Home
- Early Viewing Requested
- Close To Local Amenities
- PVCu DG & GCH
- Popular Residential Location
- Stunning Bay Fronted Lounge
- No Onward Chain
- Perfect FTB / Buy To Let
- EPC - Pending



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Lipson

The property is situated in Lipson, specifically along the quiet street of Prince Maurice Road. This fantastic central location means the property is within close proximity to a wealth of local amenities found in nearby Mutley Plain and slightly further away in Plymouth City Centre itself. Regular local bus services run nearby along Lipson Road, Queens Road and Mount Gould Road giving access into the City Centre and other areas across the city. Lipson Co-operative Academy and Lipson Vale Primary School are both located nearby and both have Good Ofsted Reports.

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 airport located in Exeter (49 miles away)

Communal Hallway

26'0" x 6'8" (7.92m x 2.04m)

Door.

Entrance Hall

Fitted Kitchen

7'5" x 7'8" (2.27m x 2.34m)

Sitting Room

15'9" x 14'1" (4.80m x 4.30m)

Bedroom

14'2" x 10'10" (4.33m x 3.30m)

Bathroom

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, Lettings Manager on 01752 500018

Lease Details

Lease Information:

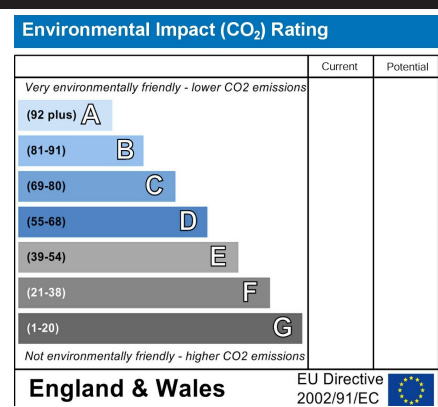
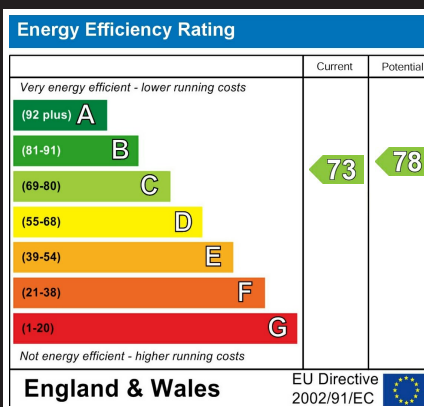
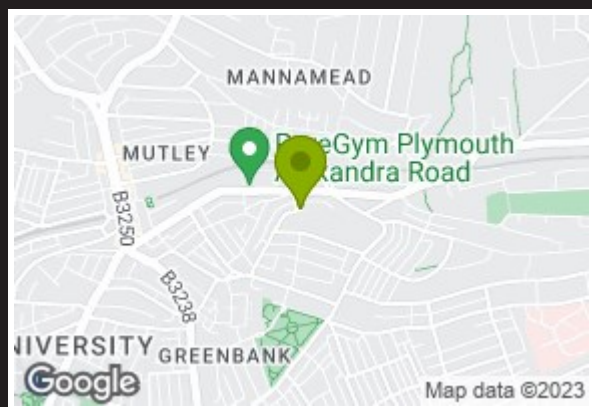
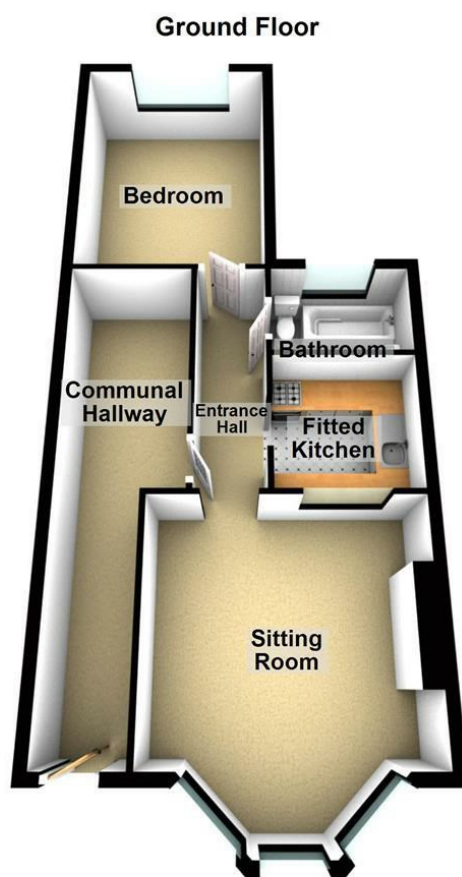
Original Lease Term - 99 Years from 1982. (41 Years remaining)

Service Charge - TBC

Ground Maintenance Charges - £25 Raising to £75. 00 + additional Rent

Tenure - leasehold - absentee freeholder

Estate Charge - N/A



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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