

Cross Keys Estates

Opening doors to your future




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Residential Sales & Lettings




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GFF 18 St. Georges Terrace
Plymouth, PL2 1HR
Guide Price £100,000 Leasehold



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* Guide Price £100,000 - £110,000 *Cross Keys Estates are delighted to present for sale this immaculately presented ground floor apartment found within a convenient and central location in Stoke. This apartment is bright & deceptively spacious offering a generous size sitting room, ample double bedroom, modern fitted kitchen/diner, utility area and a contemporary clean white bathroom suite. Other benefits include the modern expected comforts of both PVCu DG & GCH throughout and to the rear the property boasts an essential off road parking space and the private use of the lower rear courtyard! Perfectly suited to working professionals wanting to be within close proximity to both Plymouth City Centre and the dockyard or for first time buyers. Offered to the market with no onward chain, an early internal viewing comes highly recommended to appreciate all that this wonderful property has to offer!

- Ground Floor Apartment
- Good Size Sitting Room
- Private Rear Courtyard Garden
- Secure Off Road Parking
- Ideal For First Time Buyers
- Available With No Onward Chain
- Modern Fitted Kitchen / Diner
- Large Double Bedroom
- Upvc Double Glazed, Gch
- Investment Opportunity, EPC = C70



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 airports located in Exeter (49 miles away) and Plymouth airport (5 miles from the city centre).

Stoke

This property is located within the popular and well sought after Area of Stoke. Here you will find an excellent range of local facilities including good schools (Stoke Damerell Primary School, Plymouth College Junior School, Devonport High School for Boys), parkland, nearby Stoke Village which has a wide variety of high quality local independent shops and services. There is a regular public transport to the City Centre via either bus or train (Devonport Train Station located just off Portland Road). Plymouth has something for everyone, whether it is enjoying the Barbican with its fantastic restaurants and bars, or taking a pleasant walk along the South West Coastal Path. There is the Tamar Valley with its superb river creeks and estuaries, Dartmoor, one of the world's finest national parks and of course, the ancient county of Cornwall are all waiting to be explored.

Vestibule

Hallway

Lobby

Sitting Room

13'3" x 12'7" (4.04m x 3.83m)

Bedroom

13'0" x 9'10" (3.96m x 3.00m)

Kitchen/Diner

10'5" x 9'9" (3.17m x 2.98m)

Utility Area

3'9" x 9'9" (1.15m x 2.98m)

Bathroom

Rear Courtyard & Parking

Lease Information

Original Lease Term - 125 Years with 94 Years Remaining.

Service Charge & Building Insurance - N/A, shared as and when required.

Ground Rent - Peppercorn

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.

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, Branch Manager on 01752 500018



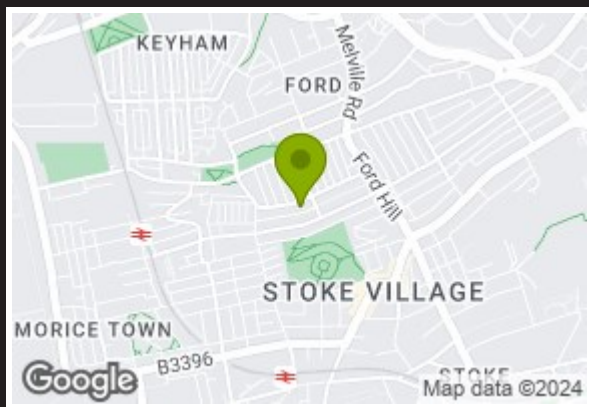


Ground Floor
Approx. 608.3 sq. feet

Total area: approx. 608.3 sq. feet



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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	76
		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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