



Cross Keys Estates

Opening doors to your future



38b Leaside Court Northesk Street
Plymouth, PL2 1EZ
Guide Price £80,000 Leasehold



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** Guide Price - £80,000 - £85,000 **

Cross Keys Estates are delighted to present for sale this immaculately presented second floor (to the rear, ground floor to the front) apartment in the popular residential district of Stoke. This wonderful apartment is located in the popular "Leaside Court" development which is close to an abundance of fantastic amenities and has a rear aspect overlooking the city/river toward Mt Edgcombe. Accessed via Northesk street or the car park behind; the accommodation comprises entrance hallway, fitted kitchen, sitting/dining room, double bedroom and a bathroom which benefits from a window allowing for natural light. Situated a short walk from excellent local amenities and transport links this property would make a fantastic first home or investment purchase. Offered to market as a ready made investment with tenants in situ or with no onward chain an early internal viewing is strongly advised on this wonderful apartment!

- Purpose Built Apartment
- Large Living Room, Kitchen Area
- Great River Views To The Rear
- Available With Tenant In Situ
- Early Internal Viewing Advised
- Ground Floor To The Front
- One Double Bedroom, Bathroom
- Allocated Off Road Parking
- Great Rental Investment Opportunity
- EPC = C79



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 some 49 miles away.

Stoke

The property is situated just a stone's throw away from the ever popular Stoke Village where a number of local amenities can be found. Stoke is well known for having an abundance of Victorian, Georgian and Edwardian properties within a conservation area. The area boasts easy access into Plymouth City Centre, which is only a short drive away and many local bus services run through the area giving access to all areas across Plymouth. Some of the amenities provided includes a co-operative store, pharmacy, cafe's, charity shops, public houses and much more. Devonport High School for Boys & Plymouth City College can be found here in Stoke which is yet another added benefit along with being within close proximity to Devonport Dockyard and the Torpoint Ferry giving access in Cornwall.

Entrance Hall

Living Room

10'1" x 18'4" (3.07m x 5.60m)

Kitchen

Bedroom

12'8" x 8'0" (3.86m x 2.43m)

Bathroom

Lease details

Lease Information:

Original Lease Term - 999 from 1988. Remaining years on lease 963

Service Charge , & Building Insurance - £65.50 PCM (£786.00) Per Annum.

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

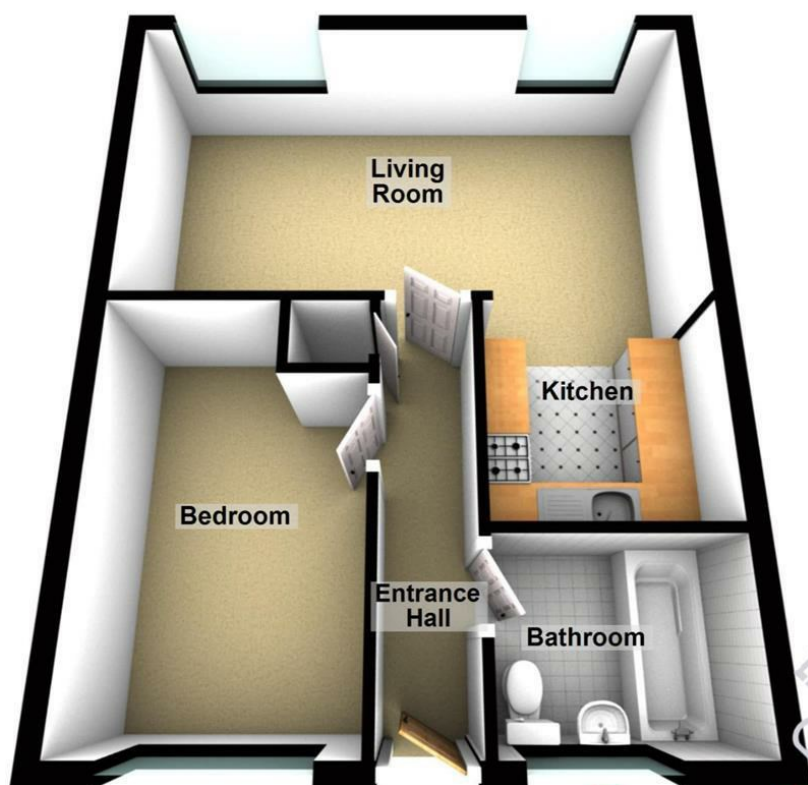
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call Jo Rees, Branch Manager on 01752 500018

Financial Advice

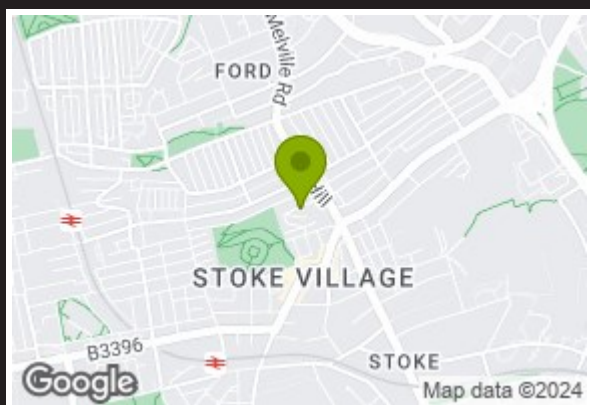
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



Second Floor



Cross Keys Estates
Residential Sales & Lettings



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		79	80
		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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