

Cross Keys Estates

Opening doors to your future



Cross Keys Estates
Residential Sales & Lettings

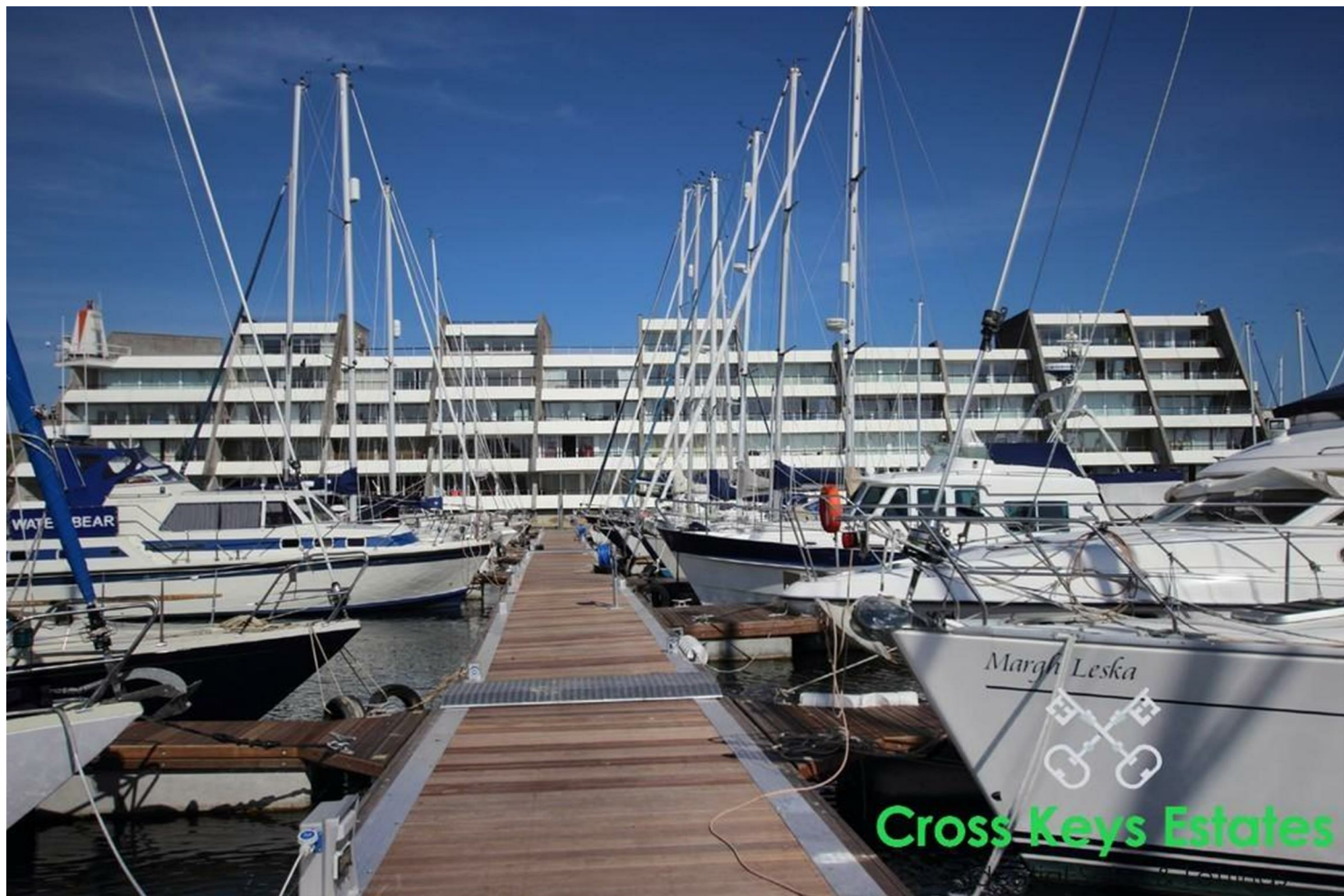


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28 Ocean Court Richmond Walk
Plymouth, PL1 4QA
Guide Price £400,000 Leasehold



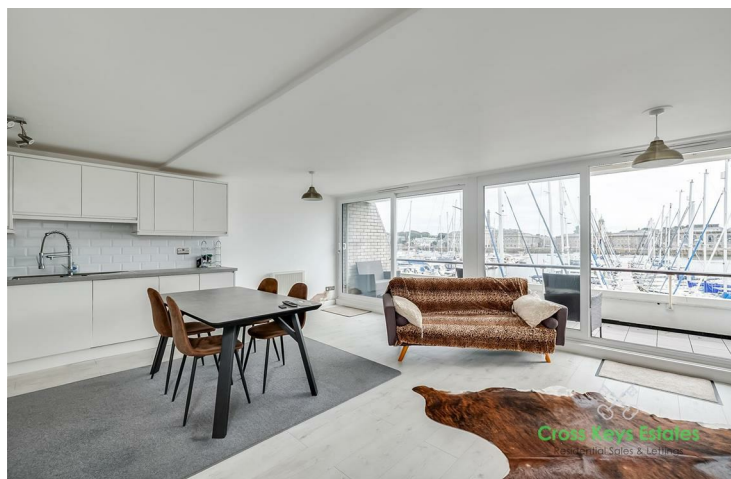
28 Ocean Court Richmond Walk, Plymouth, PL1 4QA

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** Guide Price £400,000 to £425,000 **

Cross Keys Estates are excited to present to the market this beautifully presented first floor self contained apartment located in the desirable "Ocean Court" landmark waterside development with exceptional un-interrupted views across Mayflower Marina towards the historic Royal William Yard. Nestled on the picturesque Stonehouse Peninsula, this truly stunning waterside apartment offers a lifestyle of luxury and tranquillity. Boasting two ample sized double bedrooms and two contemporary bathrooms, this modernised gem is perfect for those seeking luxury, comfort and style. As you step into this apartment, you are greeted by a large, light, and airy open-plan living space - ideal for entertaining guests or simply relaxing in a true nautical style. The balcony overlooking the water provides a serene spot to enjoy your morning coffee or unwind after a long day with a lovely chilled glass of your

- Truly Phenominal Waterside Apartment
- Refurbished To A Very High Standard
- Stylish Contemporary Kitchen
- Secure Gated Parking, Phone Entry
- Available With No Onward Chain
- Lovely Marina, Estuary and Sea Views
- Luxury Bathroom, Ensuite Shower Room
- Open Plan Living/Kitchen/Dinning Room
- Two Good Size Double Bedrooms
- Early Viewing Advised, EPC = D59



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.

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.

Stonehouse Peninsula

Stonehouse Peninsula is an extremely prestigious and sought-after area within Plymouth due to its waterside location and being within close proximity to the ever-popular Royal William Yard development; this fantastic location affords the property beautiful panoramic views across the River Tamar Estuary and towards Cornwall in the distance. Stonehouse as an area has recently undergone a large-scale regeneration and offers its own local amenities including convenience stores, restaurants and public houses and is within walking distance of Plymouth City Centre where many further amenities can be found. The area is well known for its many coastal walks and points of interest including The Royal William Yard, Devil's Point and the Cremyll Ferry to Mount Edgcumbe being just a stone's throw away from the property itself. Regular bus services operate along Durnford Street and Cremyll Street giving access into Plymouth City Centre and other areas across the city and there are a number of excellent primary and secondary schools within close proximity to the property.

Ocean Court

Ocean Court is a landmark waterside development with prime Marina and Estuary Views. This iconic development enjoys arguably the best view in the South West, across Mayflower Marina towards the head of Tamar Estuary, the Royal William Yard, beyond to Plymouth Sound and direct views of Mount Edgcumbe and South East Cornwall. The development is within easy access Plymouth City Centre and the Royal William Yard with its excellent selection of bars and restaurants.

Entrance Porch

Entrance Lobby

Landing

Open Plan Living Room / Kitchen / Dining Room

19'8" x 23'1" (6.00m x 7.04m)

Balcony

5'5" x 23'1" (1.66m x 7.04m)

Master Bedroom

16'1" x 12'6" (4.91m x 3.81m)

En-suite Shower Room

Bedroom 2

12'11" x 10'3" (3.93m x 3.13m)

Family Bathroom

Utility Room

3'11" x 6'8" (1.20m x 2.02m)

Lease Information

Original Lease Term - 999

Remaining Lease Length - 969 years

Service Charge & Ground Rent- Approximately £2,500 PA

Building Insurance - £273.71 PA

Tenure - Leasehold

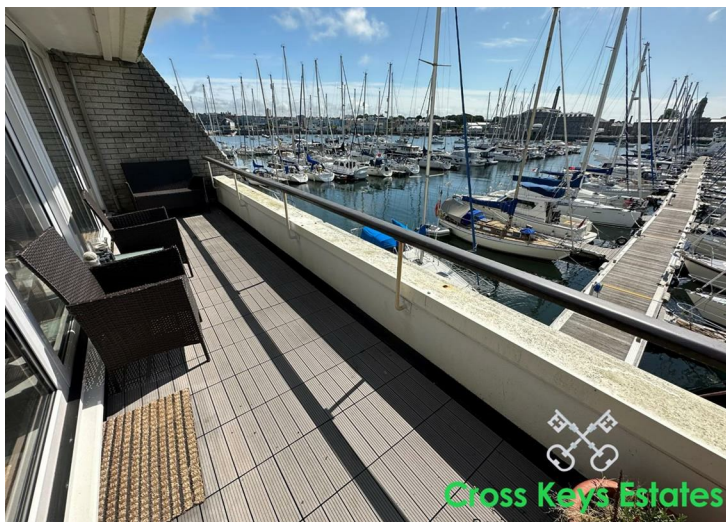
The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

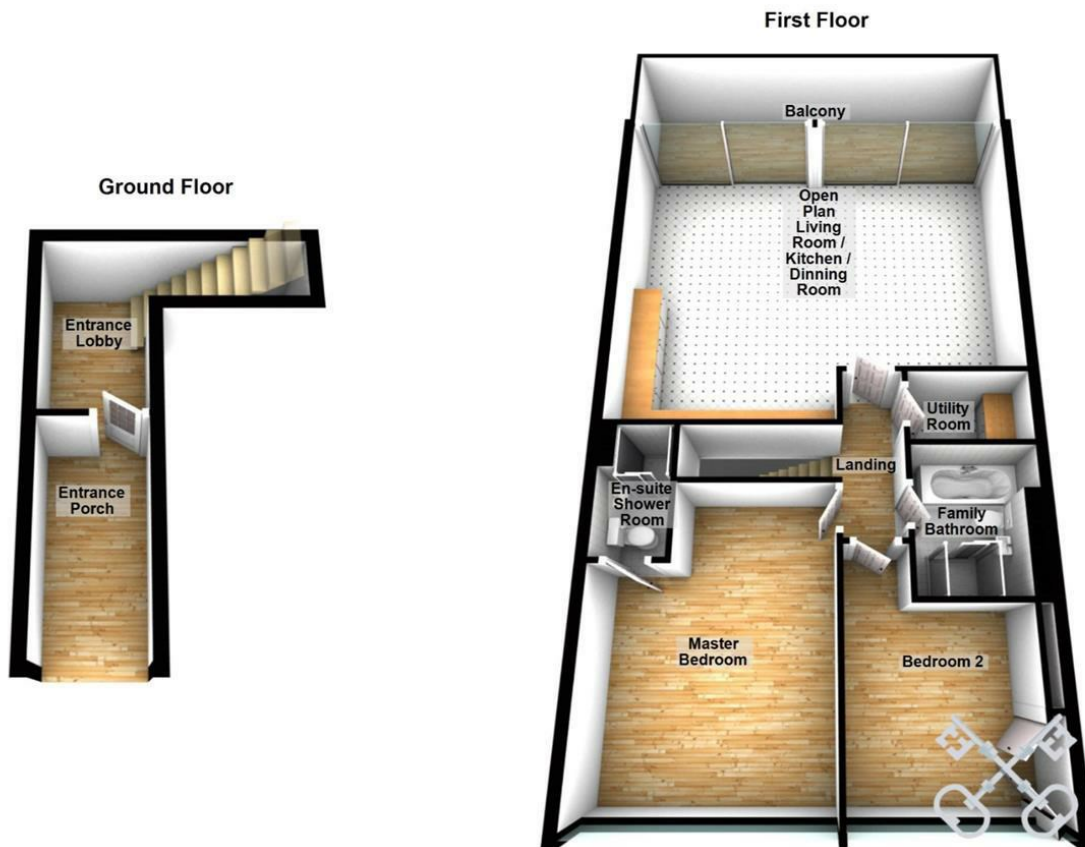
Lettings

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 our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

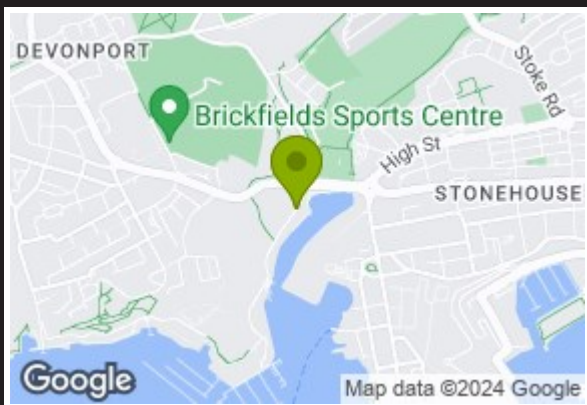
Financial Advice

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





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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 | | | |
| | | 59 | 79 |
| 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 D



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