

Cross Keys Estates

Opening doors to your future



Apt 2, Claremont House 5 Nelson Gardens
Plymouth, PL1 5RH
Price Guide £300,000 Leasehold - Share of Freehold




Cross Keys Estates
 Residential Sales & Lettings

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Cross Keys Estates would like to welcome you to Claremont House located in Nelson Gardens, Stoke, Plymouth - a truly stunning apartment that epitomizes interior taste and style, which is also one of the largest apartments in the whole of Plymouth. This immaculately presented property boasts two light and airy reception rooms, (currently) four huge double bedrooms, of which three have their own ensuite shower rooms and of course there is a separate family spa like bathroom, offering ample space for comfortable living. As you step inside, you are greeted by a phenomenal open plan kitchen living room with magnificent feature bay window with outlook over trees and distant views, perfect for entertaining guests or enjoying family meals. The separate utility room adds convenience to your daily chores, making life a breeze. The bright, light, and airy lounge is a tranquil space where you can relax and unwind, with the added bonus of access to the roof terrace, where you can enjoy the outdoors without leaving home. This apartment goes above and beyond, ensuring that everyone in

- The Epitome Of Interior Taste And Style
- In Elegant Regency Listed Admirals House
- Forth Double Bed, Fabulous Family Bathroom
- Beautiful Lounge With Roof Terrace / Balcony
- Fantastic Airbnb Potential Or Second Home
- One Of The Largest Apartments In Stoke
- Three Large Double Bedrooms With Ensuite
- Stunning Open Plan Kitchen / Living Room
- Every Room Is Immaculately Presented
- Early Internal Viewing Strongly Advised EPC = C76




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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

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.

Stoke

Nelson Gardens is situated within a desirable road conveniently located close to Stoke Village whilst bus routes and easy access is available to the vibrant City Centre which is approximately two miles distant. Plymouth is now officially the optimum place to buy a property in Britain. The city has the best balance of bargains and pleasantness, good schools, affordability, splendour of property; proximity to sea, nice countryside, art deco lidos situated beneath craggy cliffs and so on, and Plymouth fits the bill. Stoke is the place to start looking: a short walk from the centre and Devonport, this is where naval officers built their elegant, early 19th-century villas. Primary schools include Ford, College Road, Morice Town and Stoke Damerel. Secondary schools include Stoke Damerel and Devonport High School for Boys, whilst Plymouth City College is also nearby. This one bedroomed apartment is set within a gorgeous period property, dating back to the 1860s, set in an exclusive private road. The apartment is situated very close to the shopping centre of Stoke Village and there are many local bus routes on hand. There is a lovely park within easy walking distance along with the ferry to Torpoint in Cornwall. This is a chance to purchase a bit of history set in a great location with lots of amenities of your doorstep.

Entrance Hallway

Sitting Room

13'7" x 16'10" (4.15m x 5.14m)

Balcony/Terrace

9'5" x 14'7" (2.87m x 4.44m)

Living / Kitchen / Dining Room

26'0" x 18'0" (7.92m x 5.48m)

Utility Room

4'6" x 11'4" (1.37m x 3.46m)

Primary Bedroom

18'4" x 15'7" (5.60m x 4.75m)

Primary En-suite Shower Room

Bedroom 2

18'4" x 10'0" (5.58m x 3.06m)

Secondary En-suite Shower Room

Bedroom 3

18'1" x 9'1" (5.50m x 2.77m)

Tertiary En-suite Shower Room

Bedroom 4

13'7" x 8'3" (4.15m x 2.52m)

Family Bathroom

Communal Wildlife Garden

Lease Information

Original Lease Term - 999 Years with 988 Years Remaining.

Service Charge - £1,000 Per Annum

Ground Rent - £150 Per Annum

Estate Charge (If Applicable) - N/a

Tenure - Leasehold with Freehold

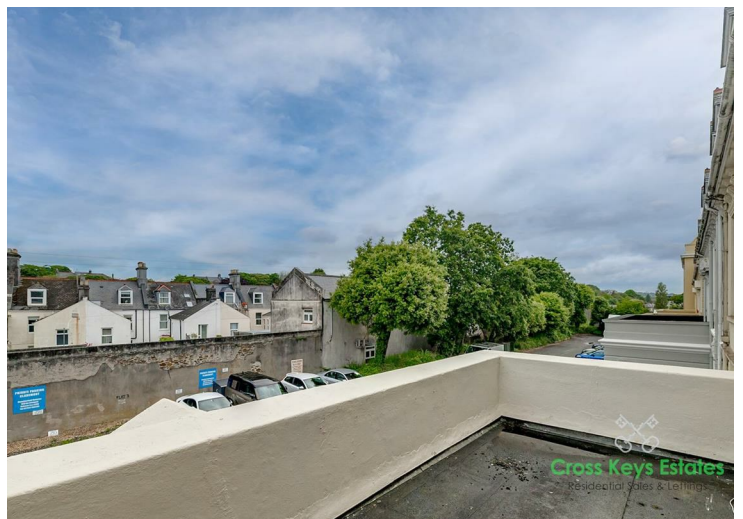
Please note that the information supplied has been requested from either original documentation provided by our client, or has been verified by an appointed legal professional or managing agency. Any information is supplied in good faith and to the best of our knowledge correct.

Lettings 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

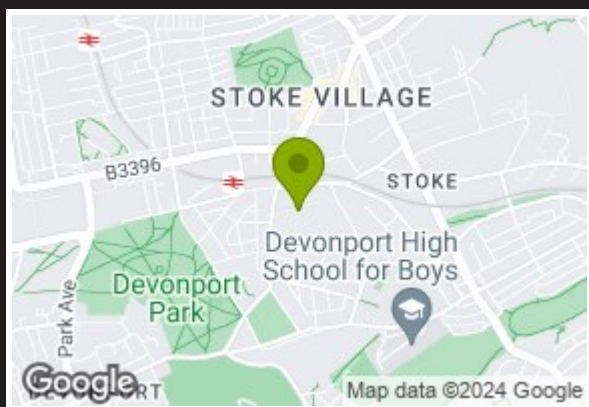
Financial Advice

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(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 C



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