

# Cross Keys Estates

Opening doors to your future



6 Custom House Lane  
Plymouth, PL1 3TG  
Guide Price £800,000 Leasehold



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\*\* Guide Price £800,000 to £850,000 \*\*

Cross Keys Estates are proud to introduce you to this magnificent family waterside abode nestled in the prestigious and private Custom House Lane, Millbay Marina Village off West Hoe. This remarkable property is a true gem waiting to be discovered. Boasting generous reception rooms and an impressive four/five bedrooms along with four bathrooms, this house is the epitome of luxury waterfront living. Built in 1988, this house exudes charm while offering contemporary amenities for stylish yet comfortable living. The convenience of being in a gated complex with integral garage and parking adds to the allure of this stunning abode, making it a rare find in the heart of the city. Step inside and be prepared to be mesmerised by the recent full remodelling that has transformed this house into a masterpiece spread across four floors. The westerly facing terrace and multiple balconies offer unparalleled views that

- Simply Stunning Waterfront Townhouse
- Private Owners Marina with 14 metre Berth
- East & West Facing Terraces & Balconies
- Sitting Room With Open Aspect Sea Views
- Separate Dining Room, Family Shower Room
- Private Gated Community By The Sea
- Beautiful Remodelled Kitchen/Breakfast Room
- Vast Accommodation Over Four Floors
- Five Generous Bedrooms, Three En-Suite
- Contemporary Waterfront Living, EPC = C75



## 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. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

## 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 and a thriving ferry port offering sea crossings to both France and Spain. Plymouth's economy remains strongly influenced by shipbuilding and seafaring including ferry links to Brittany and Spain. It has the largest operational naval base in Western Europe - HMNB Devonport.

## Plymouth Sound Waterfront

Custom House Lane is a private road located within Millbay Marina Village. It is an exclusive, tree lined development with brick herringbone and natural cobblestone walkways, planters and elegant antique-style lanterns. Situated to the west of Plymouth's historic Hoe, and enjoying far-reaching and uninterrupted views across Plymouth Sound and out to sea, the views include famous landmarks including Drakes Island, Devil's Point and the Mount Edgcumbe Country Park on the Cornish border. Plymouth has a rich and fascinating history and is one of the finest natural harbours in the world. The city has a diverse selection of shops, restaurants and theatres, all of which are nearby. Plymouth's Barbican is also walking distance and offers many visitor attractions, including The National Maritime Museum and Marine Aquarium, a selection of shops and restaurants, as well as Plymouth's famous Gin Distillery. Plymouth has a number of yacht marinas including Millbay, Sutton Harbour, Mayflower, Plymouth Yacht Haven, Queen Anne's Battery and King Point, providing an excellent base for exploring the South West's many beautiful beaches and anchorages, or further afield to France and the Channel Islands. The property is located in a prime waterside location close to Princess Yachts and the deep-water marina. The A38 Devon Expressway provides dual carriageway links to the M5 at Exeter, or Cornwall across the Tamar. There is a mainline train station to London Paddington (just over 3 hours). Plymouth also has a ferry terminal with regular sailings to Roscoff and Santander.

## Entrance Hallway

### Bedroom 5/Marina Room

9'11" x 12'6" (3.03m x 3.80m)

### En-suite Shower Room

### Terrace Garden

### Garage/Utility Room

20'6" x 9'0" (6.25m x 2.74m)

## Landing

Stairs.

## Sitting Room

11'7" x 16'8" (3.54m x 5.07m)

## Balcony

4'9" x 16'8" (1.45m x 5.07m)

## Kitchen/Breakfast Room

12'5" x 16'8" (3.78m x 5.07m)

## Balcony

4'9" x 16'8" (1.44m x 5.07m)

## Dining Room

10'11" x 9'3" (3.32m x 2.83m)

## Landing

### Bedroom 2

11'7" x 16'8" (3.54m x 5.07m)

### En-suite Shower Room

### Bedroom 3

12'7" x 9'0" (3.83m x 2.75m)

### Bedroom 4

12'7" x 7'3" (3.83m x 2.22m)

### Family Shower Room

### Primary Bedroom

20'6" x 16'8" (6.25m x 5.07m)

### En-suite

### Sauna

## Stunning Waterfront Views

## Lease Information

Lease Information:

Tenure - Freehold with a Leasehold Element

Original Lease Term - 999 years with 964 years remaining

Service Charge - £2,139.16 PA for 14m Berth

Estate Charge (If Applicable) - £945.00 PA for house & estate

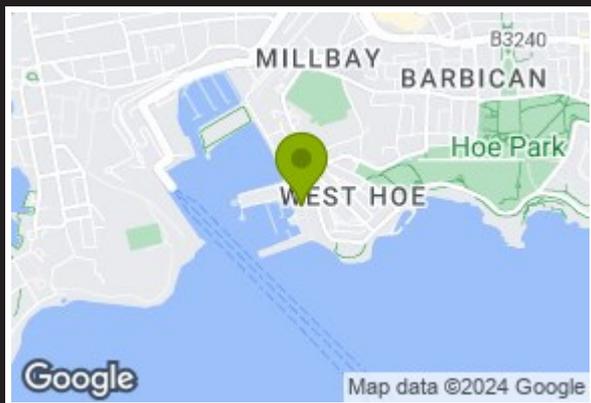
Ground Rent - £1.20 PA

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.





**Cross Keys Estates**  
Residential Sales & Lettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		75	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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 G**



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