



Cross Keys Estates

Opening doors to your future



16 Sylvan Court
Plymouth, PL1 5PP
Guide Price £140,000 Leasehold



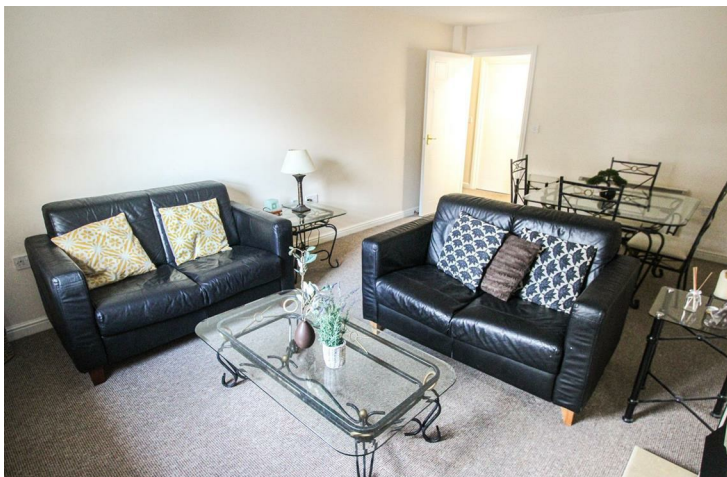
16 Sylvan Court, Plymouth, PL1 5PP

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* Guide Price £140,000 - £150,000 *

Cross Keys Estates are delighted to present to the rental market this immaculately presented top floor apartment situated within an exclusive private development and benefiting from Economy 7 heating, uPVC double glazing and a telephone entry system. The accommodation fully furnished and comprises communal entrance hallway, large sitting room with feature fireplace, two double bedrooms, modern bathroom and a master en-suite shower room. Externally there is an allocated parking space along with beautifully maintained communal garden areas, two external bin stores and various bike racks. The popular Millbridge and Stoke Village shopping areas are just a short distance away providing ample local facilities. An early internal viewing is highly recommended to fully appreciate the size and location of this superb city.

- Superb Location in Stoke
- Large Living Room
- Private Allocated Parking
- Close To Local Amenities
- Well Presented Throughout
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- uPVC DG, Electric Heating
- Top Floor Apartment
- EPC = D68



Plymouth

Plymouth is a city on the south coast of Devon, about 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 adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and 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. 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

Just a stones 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 her 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.

Living Room

17'8" x 13'2" (5.39m x 4.03m)

Kitchen

6'8" x 9'11" (2.04m x 3.04m)

Master Bedroom

13'7" x 11'1" (4.16m x 3.40m)

En-Suite

Bedroom 2

11'2" x 10'2" (3.42m x 3.11m)

Bathroom

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 Lettings Manager on 01752 500018

Lease Details

Lease Information:

Tenure - Leasehold

Original Lease Term 999 years from 01/01/2002 , with 977 Years remaining

Service Charge - £1026.00 PA

Ground Maintenance Charges - £193.60

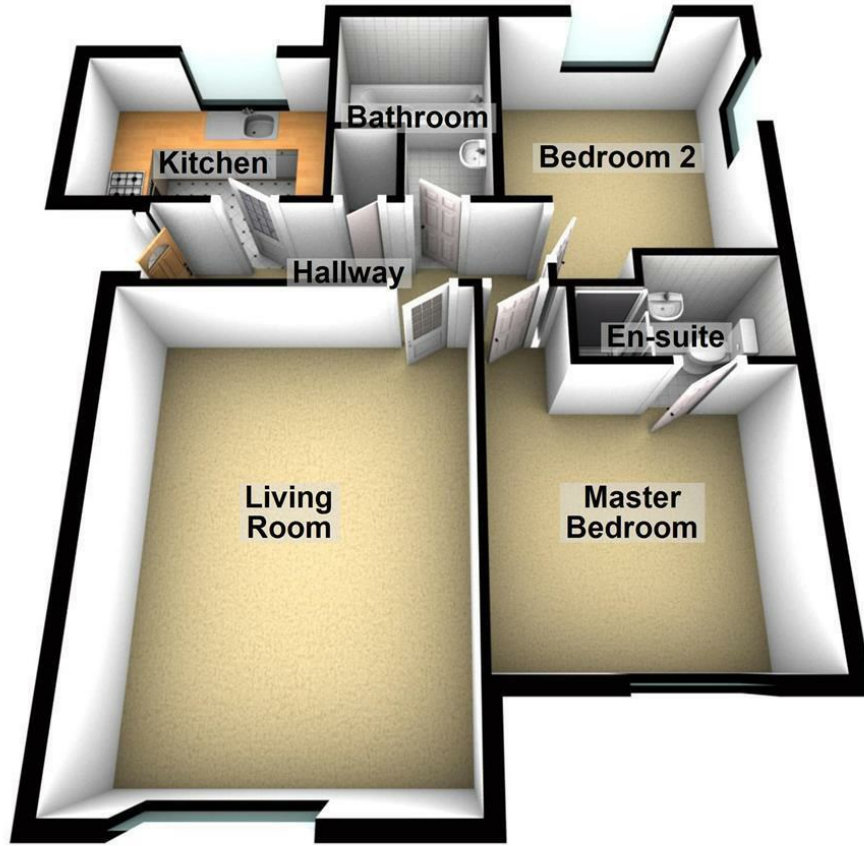
Estate Charge (If Applicable) - N/a

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.

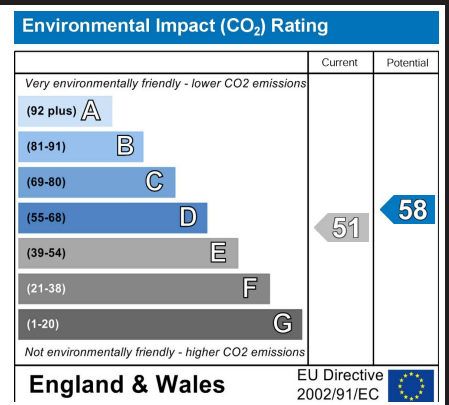
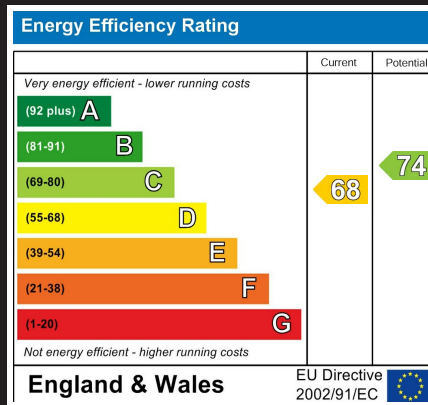
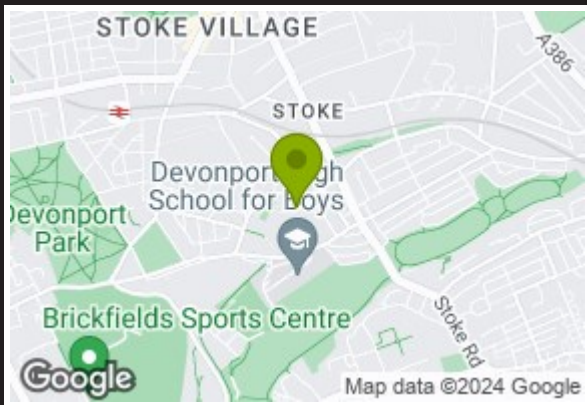


Third Floor

Approx. 65.3 sq. metres (702.8 sq. feet)



Total area: approx. 65.3 sq. metres (702.8 sq. feet)



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 B



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