



# Cross Keys Estates

Opening doors to your future



Flat 2 Chapter One 19 19 Albert Road  
Plymouth, PL2 1AN  
Guide Price £110,000 Leasehold





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**\*\* Guide Price £110,000 to £130,000 \*\***

Cross Keys Estates are delighted to introduce this great apartment in a great location. Nestled in the heart of Albert Road, Stoke, this charming apartment offers a delightful living space for those seeking comfort and convenience. The property has a modern garden-level design, perfect for easy access from either the front communal entrance or from the rear parking area. As you step inside, you are greeted by a spacious open-plan layout encompassing the living, dining, and kitchen areas. The abundance of natural south facing light creates a warm and inviting atmosphere, ideal for relaxing or entertaining guests. The well-appointed family bathroom adds a touch of luxury to this lovely abode. With two generously sized double bedrooms, this apartment provides ample space for a small family, professionals, or those looking for a peaceful retreat. The double glazing and gas central heating ensure year-round

- Purpose Built Garden Floor Apartment
- Passenger Lift & Stairs To All Floors
- Large Open Plan Living Room / Kitchen
- Large Family Bathroom, Fitted Wardrobes
- Ideal For First Time Buyers / Investors
- Larger Than Average Accommodation
- Secure Gated Parking Space To The Rear
- Two Generous sized Double Bedrooms
- Close To Stoke & Lots Of Local Amenities
- Early Viewing Recommended, EPC = C72





## 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 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

The property is situated literally 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. Primary schools in the area include Stoke Damerel Primary School and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community Col-lege. Plymouth College of Further Education is located on the southern fringes of the area, which is yet another added benefit along with being within close proximity to Devonport Dockyard and the Torpoint Ferry giving access in Cornwall. Located approximately 1 mile from Plymouth centre means that residents of stoke have easy access to Plymouth ferry port and within 3 miles of the A38. Plymouth Albion Rugby Football Club is located within a mile to the south west of Stoke with Plymouth Argyle Football Club located within a mile to the north east. There are a number of large recreational areas including the Block House Park, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located south of Milehouse Road.

### Entrance Vestibule

### Hallway

### Living Room

11'3" x 16'2" (3.43m x 4.92m)

### Kitchen

8'0" x 11'8" (2.44m x 3.55m)

### Primary Bedroom

16'7" x 10'2" (5.05m x 3.11m)

### Bedroom 2

0'0" x 2'4" (0.00m x 0.70m)

### Bathroom

### Secure Off Road Parking

### Lease Information

Original Lease Term - 199 Years with 177 Years Remaining.

Service Charge & Ground Rent - £1,068 Per Annum

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.

### Cross Keys 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 Services

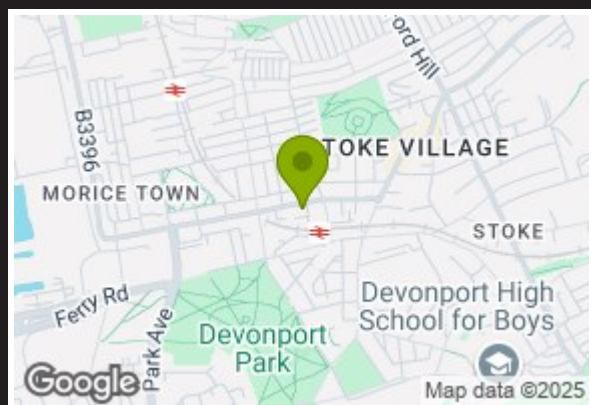
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



## A 3D perspective rendering of a house floor plan. The layout includes a central hallway connecting several rooms. On the left side, there is a bathroom with a toilet, sink, and bathtub, and a bedroom labeled 'Bedroom 2'. At the front left is an 'Entrance Vestibule' with a door and a small storage area. The central part of the house features a large 'Primary Bedroom'. To the right of the primary bedroom is a 'Living Room'. At the front right is a 'Kitchen' with a tiled floor, a sink, and a stove. The rendering uses a color scheme of light beige for the main rooms, white for the walls and trim, and a patterned tile for the kitchen floor. The text labels are in a simple, black, sans-serif font.



**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		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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



**The Property Ombudsman**

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## Council Tax Band B



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