



Cross Keys Estates

Opening doors to your future



Apartment 6 Caradon Court 11 Hawkins Close
Plymouth, PL6 6LL
Price £260,000 Leasehold



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Residential Sales & Lettings

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Cross Keys Estates are delighted to present this fantastic two bedroom first floor apartment situated within a private road off of Hawkins Close, Derriford. This wonderfully spacious apartment offers accommodation comprising private entrance, large open landing, fitted kitchen, feature bay fronted sitting/dining room, two double bedrooms, en suite shower room and a well equipped family bathroom. Situated within a peaceful and tranquil end of the cul-de-sac within luscious green grounds this property would make a lovely home for working professionals and is within close proximity to Derriford Hospital and a host of other excellent transport links and amenities. This property is available with no onward chain and an early internal viewing comes highly recommended to appreciate all that it has to offer!

- First Floor Apartment
- Quiet Cul-De-Sac Location
- Early Viewing Recommended
- Communal Land/Gardens
- GCH & Secondary Glazing
- Fantastic Spacious Home
- Two Large Double Bedrooms
- Immaculately Presented
- Double Garage & Off Street Parking/Private Road
- Available With No Onward Chain



Derriford

Located within the heart of the highly desirable area of Derriford, the property affords a peaceful location but is still within just a short distance of the many local amenities found in and around the Derriford area; including Derriford and the Nuffield Hospitals, Nuffield gym and health club, Marjon University and sports complex, schools, various superstores and access to the A38 Devon Expressway. Just around the corner from this property are a number of small local shops on Upland Drive providing the most immediate facilities. Park and ride is just a short distance away along with the beautiful Dartmoor National Park. This property offers an ideal family home particularly for any medical professional working in the nearby hospitals, and offers easy access into Plymouth City Centre and other areas further afield.

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.

Entrance Hall

Landing

Fitted Kitchen

12' x 8'1 (3.66m x 2.46m)

Sitting Room

25'2 x 18'3 (7.67m x 5.56m)

Bedroom 1

12'9 x 10'6 (3.89m x 3.20m)

En Suite Shower Room

Bedroom 2

16'1 x 9'9 (4.90m x 2.97m)

Bathroom

Garage & Communal Gardens

Lease Information

Lease Information:

Years remaining on the lease - 149 years remaining. 189 Years from 01/01/1984

Ground Rent - £100.00 Per Annum

Service Charge - £1,560 Per Annum if owner occupied. £1,800 Per Annum if not owner occupied.

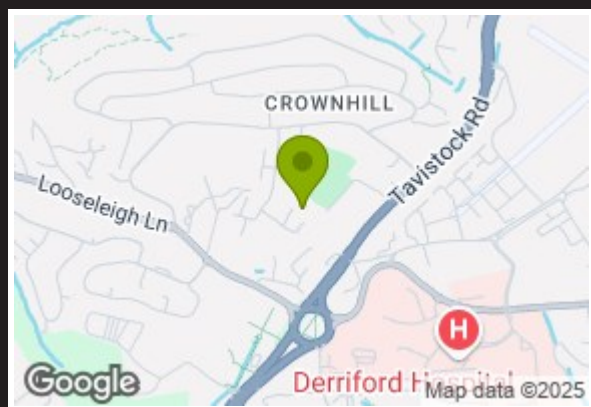
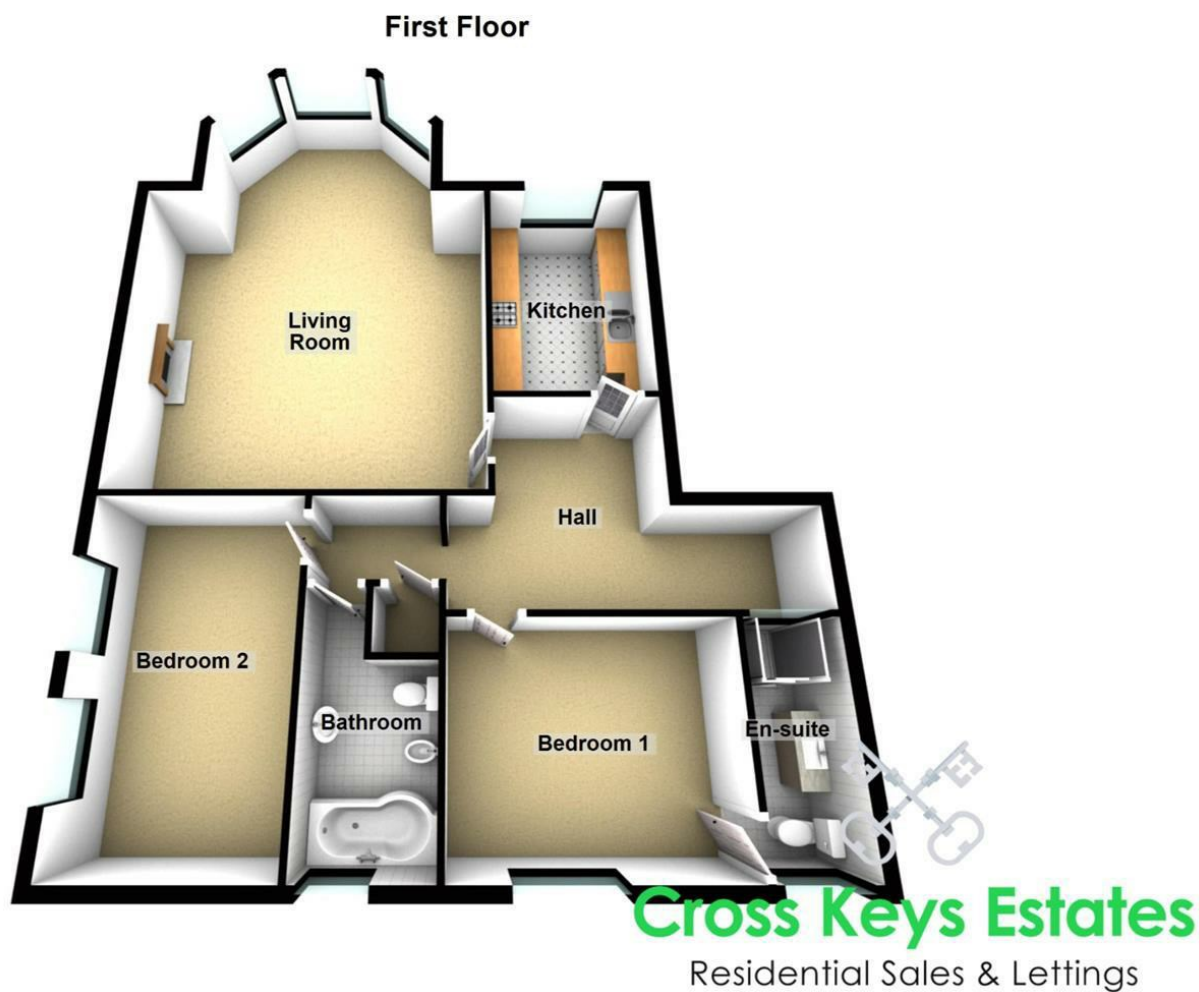
Sales

Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA MARLA, Managing Director 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





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		
	71	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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Lettings, Cross Keys House 51-53 Devonport Road,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500099 | lettings@crosskeysestates.net
www.crosskeysestates.net