

# Cross Keys Estates

Opening doors to your future



11 Elim Court Elim Terrace  
Plymouth, PL3 4QB  
Offers In The Region Of £110,000 Leasehold



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Cross Keys Estates are delighted to introduce this sought after abode. Nestled in the heart of the desirable Elim Terrace in Peverell, this charming apartment is a true gem for those seeking a peaceful retirement retreat. Boasting a cosy reception room, a comfortable bedroom, and a modern bathroom, this property is perfect for those looking to downsize without compromising on comfort. The well-appointed kitchen, opening into a generous living space, is ideal for entertaining friends and family. One of the highlights of this apartment is its ground-level location, offering easy access for all. Step through the doors onto your own private terrace, overlooking the beautifully manicured communal gardens. Imagine enjoying your morning coffee in this serene setting! The ample double bedroom provides a tranquil sanctuary, while the modern fitted shower room adds a touch of luxury to everyday living. With

- Purpose Built Ground Floor Apartment
- Leasehold With Over 150 Years On Lease
- Generous Size Living Room, Fitted Kitchen
- uPVC Double Glazed, Electric Heating
- Lovely Manicured Communal Gardens
- Retirement Property, Over "60's" Only
- Sunny Aspect Terrace From Apartment
- Double Bedrooms, Fitted Shower Room
- Allocated Off Road Parking To Rear
- Early Viewing Recommended, EPC = TBC



## 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.

### Peverell

Peverell is an extremely well-regarded area and has come to be known locally as very desirable due to its abundance of period terraced family homes. Situated along Weston Park road and boasts an enviable position with views towards Plymouth sound. This highly desirable area is extremely close to Central Park. Its location allows the benefit of being just a short distance from many local amenities found in nearby Hyde Park and Mutley Plain. Regular bus services operate along Peverell Park Road giving access into Plymouth City Centre and other areas further afield. This property also benefits from being within the catchment area of Hyde Park Primary School which is very popular locally and currently boasts a good Ofsted Report.

### Entrance Hallway

### Living Room

17'5" x 10'10" (5.30m x 3.29m)

### Kitchen

6'1" x 7'8" (1.86m x 2.34m)

### Bedroom

14'3" x 8'9" (4.35m x 2.67m)

### Shower Room

### Terrace & Garden

### Lease Information

Original Lease Term - 155 Years Remaining.

Service Charge & Ground Rent- £2,851.80 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 Service

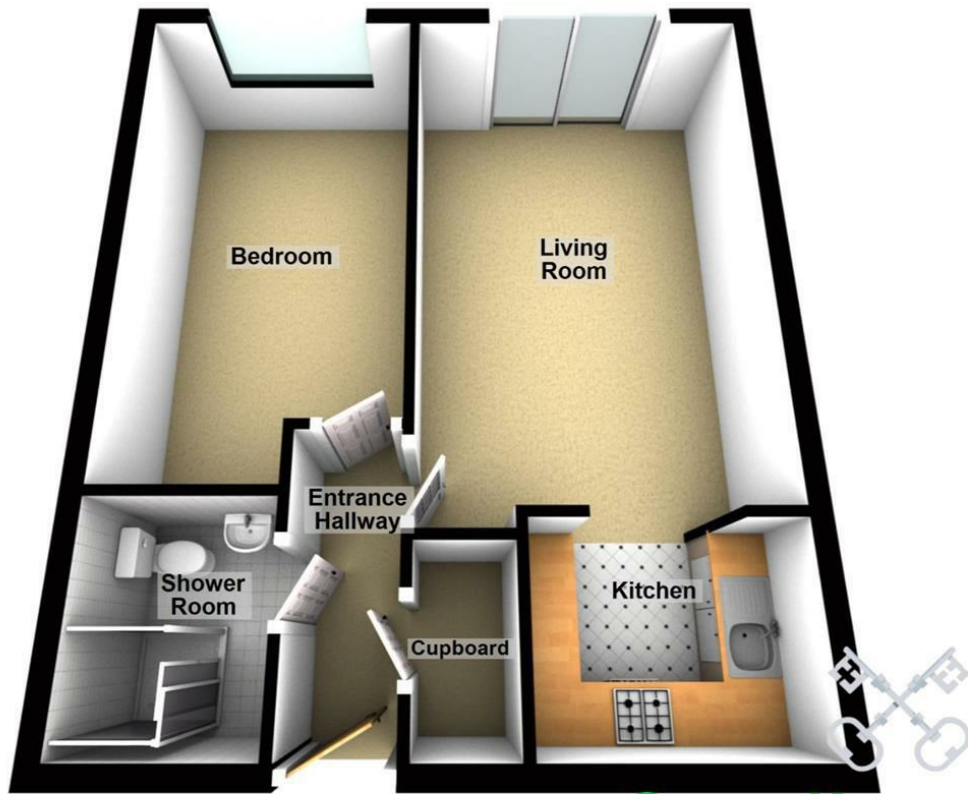
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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

### Agents Note

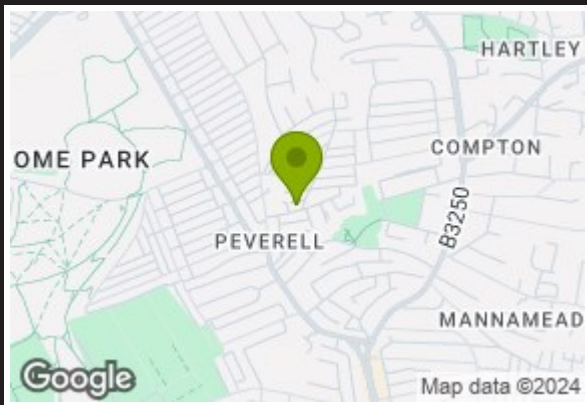
In accordance with section 21 of the 1979 Estate Agency Act, we hereby declare that there is a personal interest in the sale of this property as the vendor is a relative of an employee of Cross Keys Estates.



## Ground Floor



**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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	82
		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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 B**



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Sales, Cross Keys House 51-53 Devonport Road,,  
Stoke, Plymouth, Devon, PL3 4DL  
Tel: 01752 500018 | sales@crosskeysestates.net  
www.crosskeysestates.net