

Cross Keys Estates

Opening doors to your future



Flat 2, 40 Haddington Road
Plymouth, PL2 1RR
Guide Price £100,000 - £115,000 Leasehold



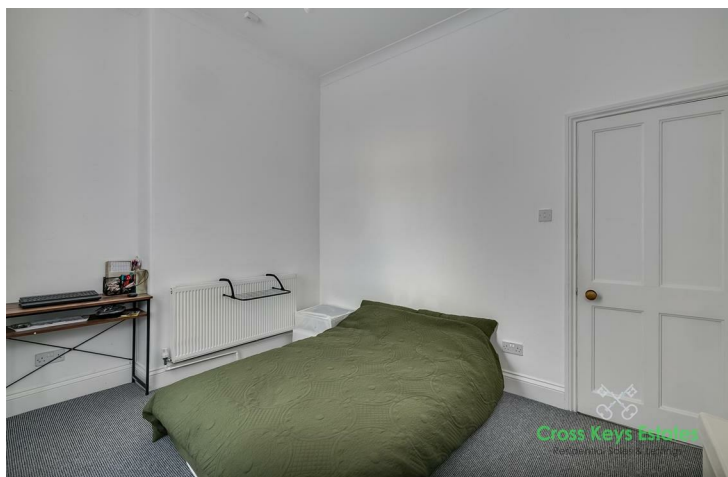
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Cross Keys Estates invite you to view this great little apartment. Nestled in the heart of Haddington Road Stoke, this charming ground floor apartment is a true gem. Situated within a Double Fronted Mid terraced Victorian Property, this property boasts character and elegance. The accommodation on offer comprises of a communal entrance, generous sized lounge which is perfect for entertaining guests or simply relaxing after a long day and a great size Kitchen. The ample-sized double bedroom offers a cosy retreat, while the fitted shower room provides convenience and comfort. One of the highlights of this apartment is the natural light which flows throughout, creating a warm and inviting atmosphere. The property, being gas centrally heated, ensures you stay warm and comfortable throughout the year.

- Ample Sized Double Bedroom To Rear
- Immaculately Presented
- Close To Local Amenities
- Available To Purchase With No Onward Chain
- Early Viewing Recommended
- Allocated Off Road Parking Space To Rear
- Fantastic First Time Buyers Property
- Fantastic Rental Potential
- Light, Bright & Airy Throughout
- EPC - D



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

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north.

Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project.

Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well-known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year.

In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating.

Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away).

Stoke

This property is located within the popular and well sought after Conservation Area of Stoke Damerell. Here you will find an excellent range of local facilities including good schools (Stoke Damerell Primary School, Plymouth College Junior School, Devonport High School for Boys), parkland, nearby Stoke Village which has a wide variety of high quality local independent shops and services. There is a regular public transport to the City Centre via either bus or train (Devonport Train Station located just off Portland Road). Plymouth has something for everyone, whether it is enjoying the Barbican with its fantastic restaurants and bars, or taking a pleasant walk along the South West Coastal Path. There is the Tamar Valley with its superb river creeks and estuaries, Dartmoor, one of the world's finest national parks and of course, the ancient county of Cornwall are all waiting to be explored.

Hall

Sitting Room

12'5" x 12'10" (3.78m x 3.92m)

Kitchen

9'1" x 8'4" (2.78m x 2.55m)

Bedroom

12'5" x 10'4" (3.78m x 3.16m)

Shower Room

Lease Details

Original Lease Term - 999 Years with 955 Years Remaining.

Service Charge & Ground Rent (not charged separately) - £ 130.00 PCM (£1,560.00 PA)

(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.

Lettings Department

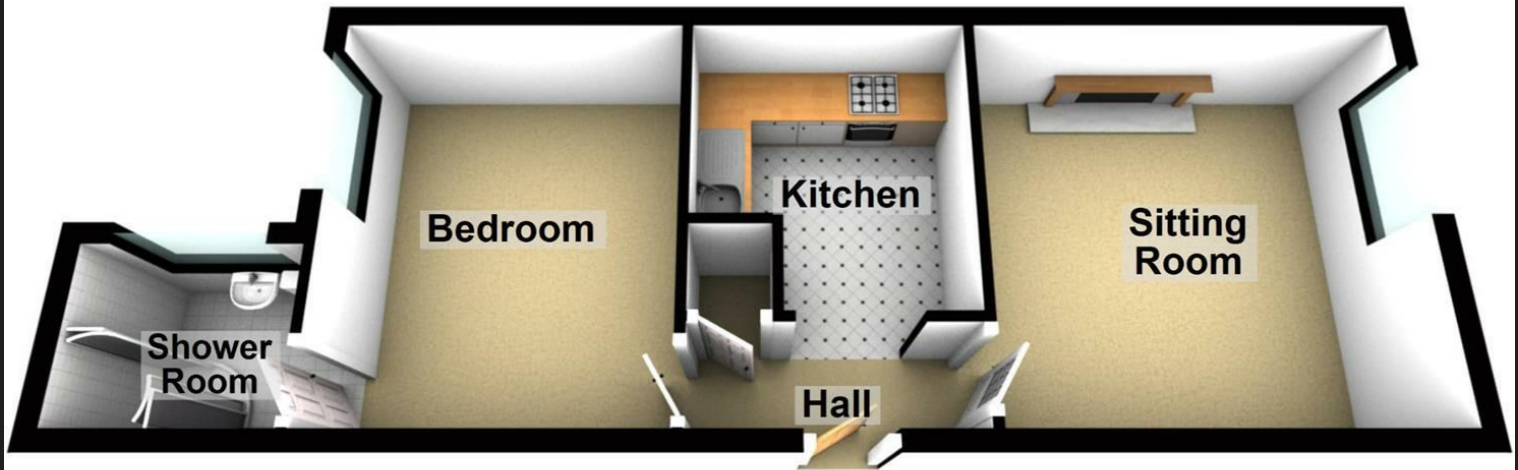
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

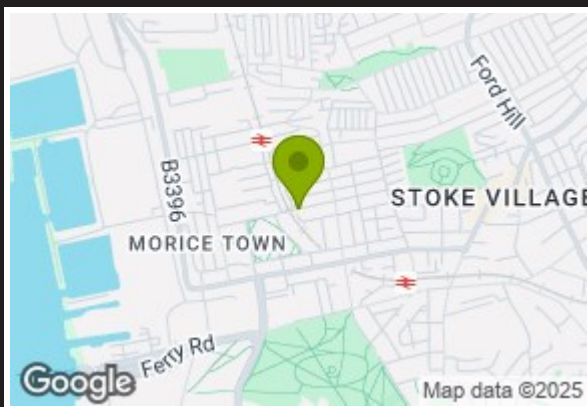
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential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



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		
	61	70
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 A



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