



# Cross Keys Estates

Opening doors to your future



  
**Cross Keys Estates**  
Residential Sales & Lettings



  
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120, Tamar House James Street  
Plymouth, PL1 4HJ  
Guide Price £60,000 Leasehold



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\* Guide Price £60,000 - £70,000 \* CASH BUYERS PREFERRED

Cross Keys Estates are delighted to present for sale this fantastic opportunity to acquire this 10th floor apartment situated within a quiet residential area in Devonport. Located on the periphery of the regeneration zone this wonderful apartment is in close proximity to a host of fantastic local amenities and transport links making it a highly attractive home or investment. The property does require an element of cosmetic refurbishment and offers internal accommodation comprising entrance hallway, fitted kitchen, sitting room, two ample sized bedrooms and a comfortable sized bathroom. Other benefits to include GCH, PVCu DG throughout with a fantastic river view. Offered to the market with no onward chain, an early internal viewing comes highly recommended to avoid missing out!

- Fantastic Tamar River Views
- Cosmetic Improvement Required
- Available To Purchase With No Onward Chain
- Cash Buyers Preferred / Ideal Investment
- Early Viewing Recommended
- Two Ample Sized Double Bedrooms
- Close To Local Amenities
- Close To HM Dockyard Devonport
- Well Proportioned Throughout
- Double Glazed With An EPC Rating - C



## 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.

### Devonport

Devonport is a short distance away from Plymouth City Centre. Devonport, formerly named Plymouth Dock or just Dock, is a district of Plymouth sandwiched between, Devonport Park to the East, and the River Tamar to the West. It was, at one time, the more important settlement. It became a county borough in 1889. Devonport was originally one of the "Three Towns" (along with Plymouth and East Stonehouse); these merged in 1914 to form what would become in 1928 the City of Plymouth. It is represented in the Parliament of the United Kingdom as part of the Plymouth Sutton and Devonport constituency.

### Hallway

### Living Room

15'0" x 12'0" (4.56m x 3.65m)

### Kitchen

6'8" x 10'0" (2.02m x 3.04m)

### Primary Bedroom

14'6" x 9'7" (4.43m x 2.92m)

### Bedroom 2

11'8" x 9'3" (3.56m x 2.82m)

### Bathroom

### 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

### Lease Details

Original Lease Term - 112 Years with 88 Years Remaining.

Service Charge - £ 2455.94 PA

Ground Rent - £10.00

( Estate Charge (If Applicable) - N/a

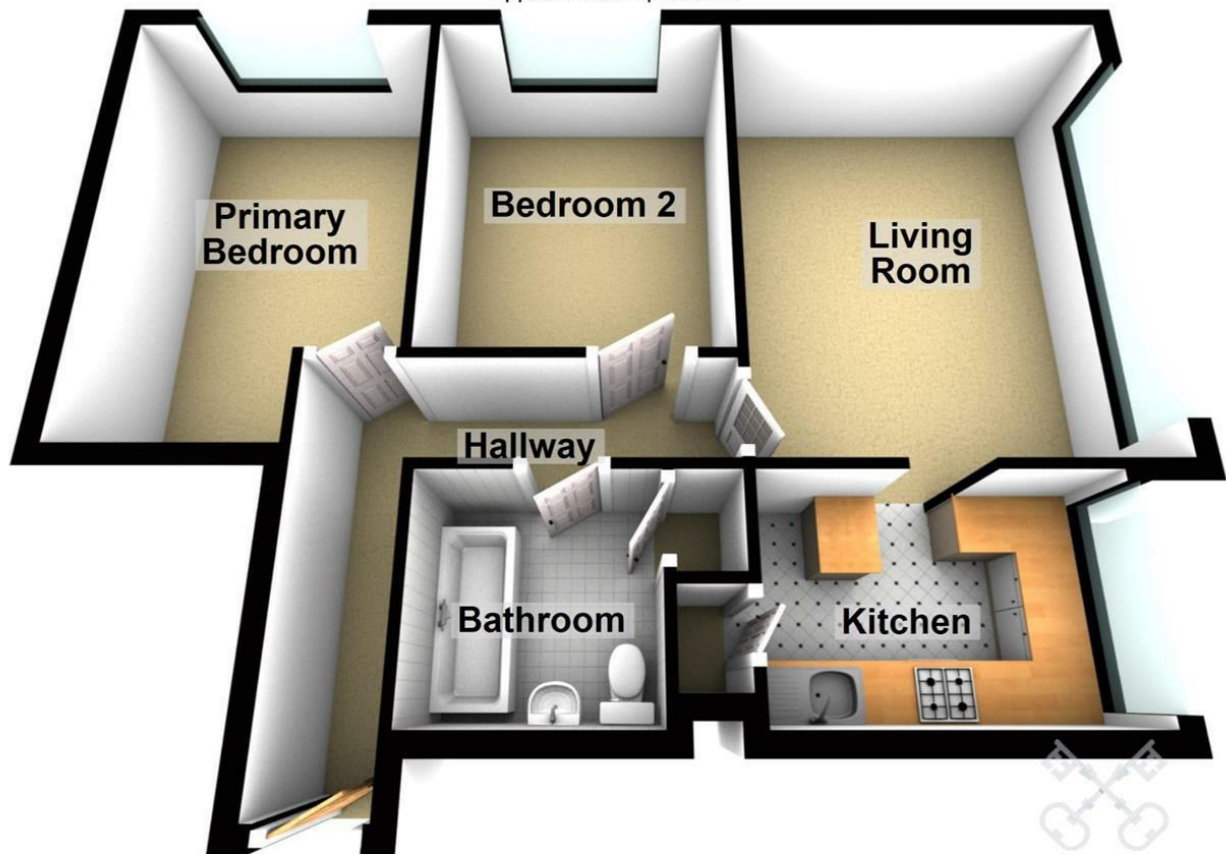
Tenure - Leasehold

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.



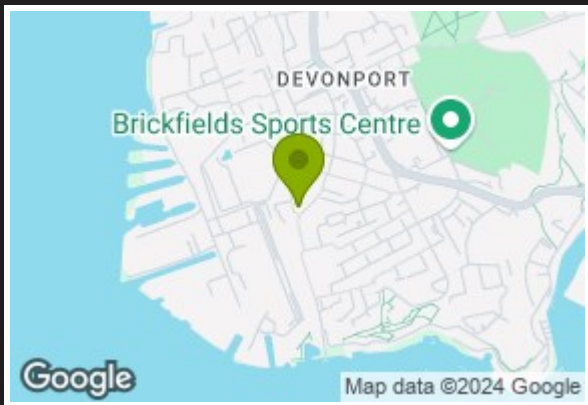
# 10th Floor Flat

Approx. 58.5 sq. metres



**Cross Keys Estates**

Total area: approx. 58.5 sq. metres 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		71	77
		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 A**



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