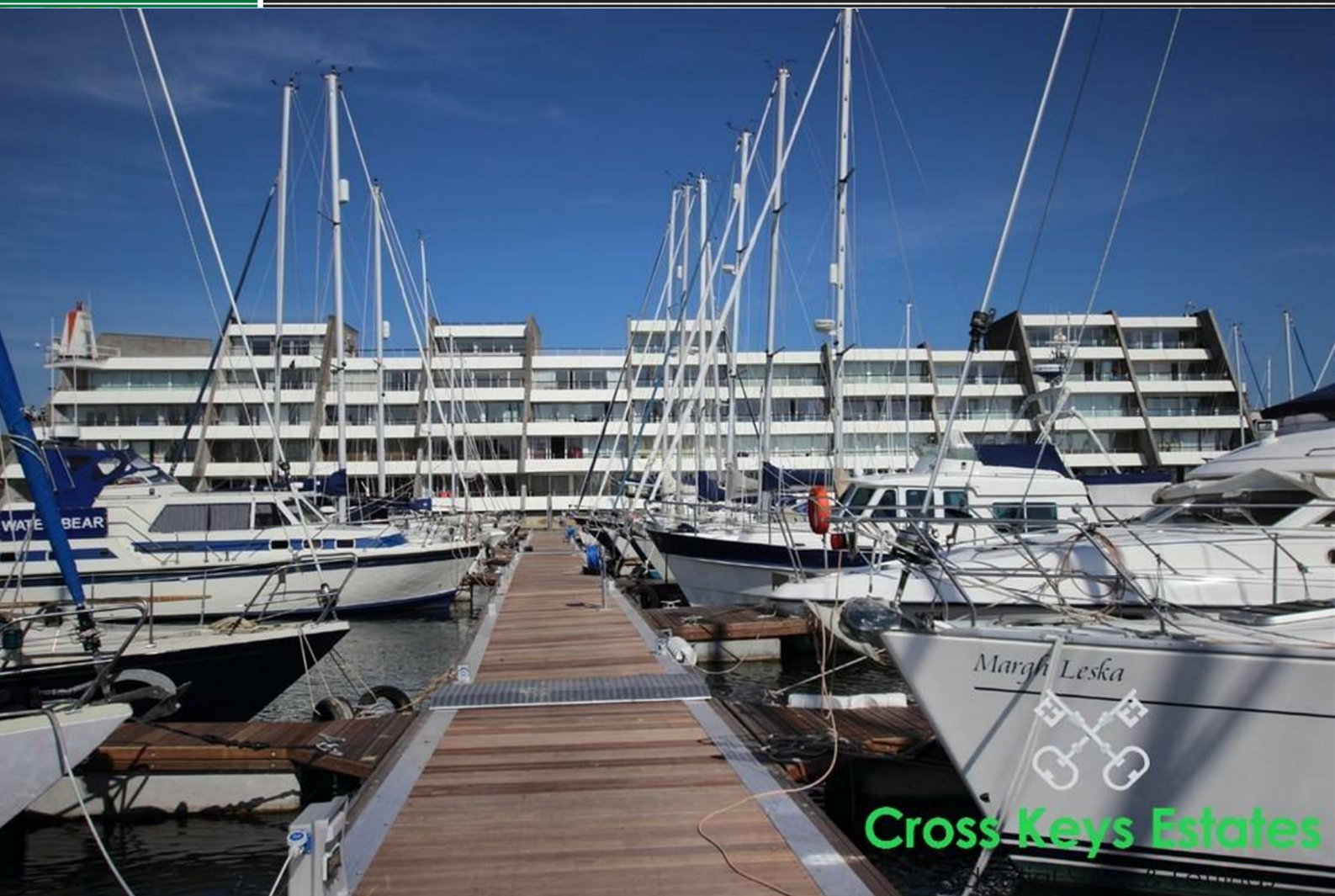




# Cross Keys Estates

Opening doors to your future



34 Ocean Court Richmond Walk  
Plymouth, PL1 4QA  
Guide Price £355,000 Leasehold





34 Ocean Court Richmond Walk, Plymouth, PL1 4QA

Guide Price £355,000 Leasehold

**\*\* Guide Price £355,000 - £375,000 \*\***

Cross Keys Estates are excited to present to the market this immaculately presented ground & first floor self contained apartment located in the desirable "Ocean Court" landmark waterside development with exceptional un-interrupted views across Mayflower Marina towards the historic Royal William Yard. Nestled on the picturesque Stonehouse Peninsula, this truly stunning waterside apartment offers a lifestyle of peace and tranquillity. Boasting two ample sized double bedrooms, a modern bathroom, this gem is perfect for those seeking serenity, comfort and style. As you step into this apartment, you are greeted by a large, light, and airy open-plan living space - ideal for entertaining guests or simply relaxing in a true nautical style. The balcony overlooking the water provides a serene spot to enjoy your morning coffee or unwind after a long day with a lovely chilled glass of your favourite tipple.

- Fabulous Marina, Estuary and Sea Views
- Presented To A Very High Standard
- Large Light & Airy Living Room
- Two Generous Double Bedrooms
- Stunning 180 Degree Waterside Views
- Fantastic True Waters Edge Apartment
- Private Ground Floor Entrance Hall
- Enclosed Fitted Kitchen, Balcony
- Private & Secure Gated Parking
- Early Viewing Recommended, EPC=E49





## 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.

### Stonehouse

Stonehouse Peninsula is an extremely prestigious and sought-after area within Plymouth due to its waterside location and being within close proximity to the ever-popular Royal William Yard development; this fantastic location affords the property beautiful panoramic views across the River Tamar Estuary and towards Cornwall in the distance. Stonehouse as an area has recently undergone a large-scale regeneration and offers its own local amenities including convenience stores, restaurants and public houses and is within walking distance of Plymouth City Centre where many further amenities can be found. The area is well known for its many coastal walks and points of interest including The Royal William Yard, Mount Wise, Devil's Point and the Cremyll Ferry to Mount Edgcumbe being just a stone's throw away from the property itself. Regular bus services operate along Durnford Street and Cremyll Street giving access into Plymouth City Centre and other areas across the city and there are a number of excellent primary and secondary schools within close proximity to the property. Stonehouse is one of the oldest districts in Plymouth, dating back to early Roman times and is famous for being one of the original three towns that merged to form what we now call Plymouth. During the 17th, 18th and 19th centuries the areas of Emma Place and Caroline Place were home to many of the West Country's top-ranking admirals, doctors and clergy. Significant buildings include the Royal William Victualling Yard, the Royal Marine Barracks, Stonehouse and the Royal Naval Hospital, Stonehouse. Of these three defence complexes only the Barracks remain in Naval possession, the other two were sold and are now converted to predominantly residential use. During 1882, Arthur Conan Doyle worked as a newly qualified physician at 1 Durnford Street, East Stonehouse. Plaques bearing passages from his works featuring Sherlock Holmes have since been set into the pavement in Durnford Street. There is a regular passenger ferry from the tidal landing Admiral's Hard to Cremyll in Cornwall which is used by visitors to the Mount Edgcumbe Country Park, and commuters to Plymouth.

### More Property Information

The enclosed fitted kitchen offer plenty of room to whip up your culinary delights. Located in a highly desirable gated complex, this property offers not only security but also a sense of exclusivity. With allocated off road parking space and an external storage facility, convenience is at your doorstep. Situated in Plymouth's Ocean City, the apartment offers fabulous views over the marina, making it a dream home for those who appreciate the beauty of waterfront living. Whether you are a first-time buyer, a small family, or someone looking for a peaceful retreat, this apartment caters to a variety of lifestyles. Don't miss the opportunity to make this waterside haven your own - contact us today to arrange a viewing and step into the best that Plymouth has to offer.

### Entrance, Stairs & Landing

#### Living Room

14'4" x 23'0" (4.36m x 7.00m)

#### Balcony

5'6" x 23'0" (1.68m x 7.00m)

#### Kitchen

9'0" x 6'9" (2.74m x 2.06m)

#### Primary Bedroom

13'0" x 13'1" (3.97m x 4.00m)

#### Bedroom 2

13'0" x 9'6" (3.97m x 2.89m)

### Bathroom

### Local Area Drone Photos

### Lease Information

Original Lease Term - 999 Years, with 968 Years Remaining

Service Charge, Ground Rent & Buildings Insurance - £2,000.00 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.

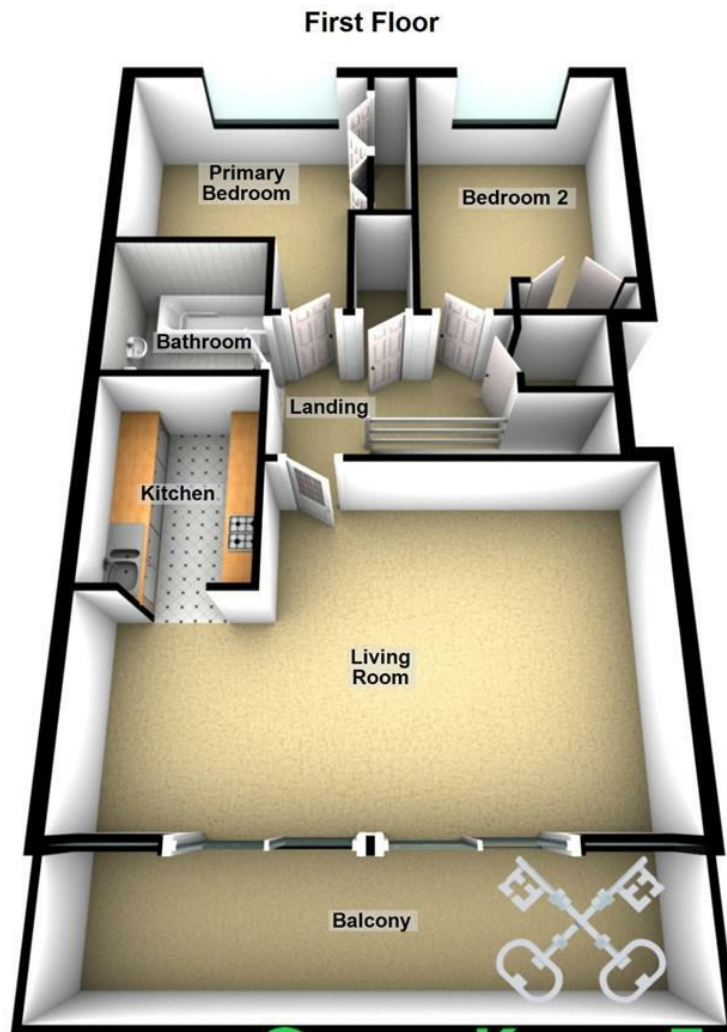
### Cross Keys Estates Lettings Department

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





**Cross Keys Estates**

Residential Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	49	69
England & Wales		
	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 D**



**Cross Keys Estates**  
Opening doors to your future

Sales, Cross Keys House 51-53 Devonport Road,,  
Stoke, Plymouth, Devon, PL3 4DL  
Tel: 01752 500018 | [sales@crosskeysestates.net](mailto:sales@crosskeysestates.net)  
[www.crosskeysestates.net](http://www.crosskeysestates.net)