



Cross Keys Estates

Opening doors to your future



Flat 2, 2 Wyndham Square
Plymouth, PL1 5EF
Guide Price £100,000 Leasehold - Share of Freehold



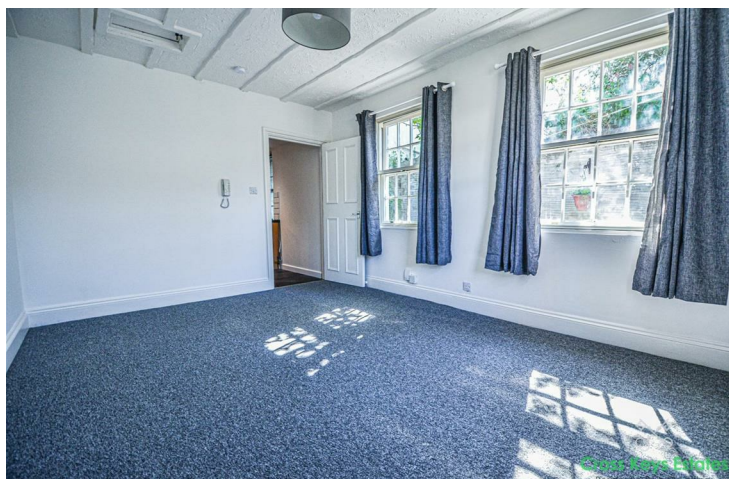
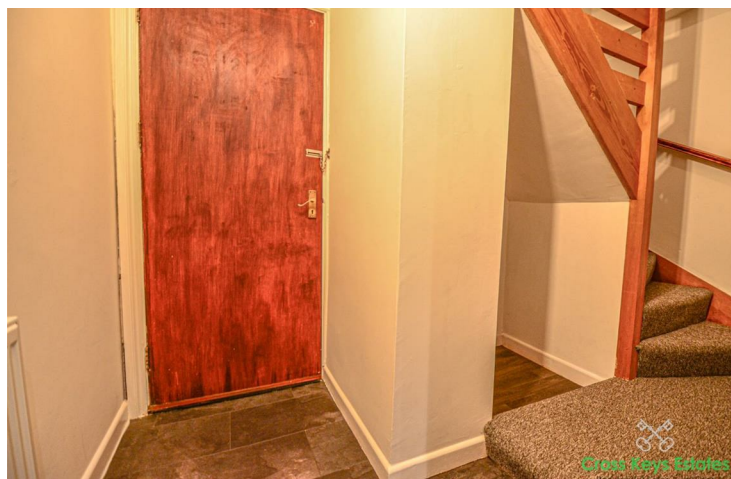
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Cross Keys Estates presents a delightful opportunity to acquire a stunning one-bedroom maisonette. Nestled in the popular residential area of East Stonehouse, Wyndham Square. This beautifully converted Georgian building boasts an immaculate presentation throughout, making it an ideal choice for those seeking a stylish and comfortable living space. Upon entering, you are welcomed into a generous dual-aspect sitting room, which is bathed in natural light, creating a warm and inviting atmosphere. The modern fitted kitchen is both stylish and functional, perfect for culinary enthusiasts and casual cooks alike. The spacious double bedroom offers a serene retreat, ensuring restful nights and peaceful mornings.

The contemporary bathroom is bright and well-appointed, providing a refreshing space to unwind. Additionally, the property features secondary glazing, enhancing energy efficiency and

- Gorgeous Georgian One Bedroom Maisonette
- Stylish Modern Fitted Kitchen
- Spacious Light And Airy Double Bedroom
- Contemporary Bright Bathroom
- Sought After Residential Location
- Immaculately Presented Throughout
- Generous Sized Dual Aspect Sitting Room
- Lovely Private Enclosed Rear Courtyard
- Converted Georgian Building
- Early Viewing Highly Recommended, EPC=C70



Cross Keys Estate Agents

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 airport located in Exeter (49 miles away).

Stonehouse

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 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. Between 1993 and 1998 the part of Stonehouse to the west of Durnford Street (including the Royal William Victualling Yard) was designated as one of the three areas of the city under control of Plymouth Development Corporation. Gradually affluent residents are moving back into the district. The Royal William Yard, a walled site, welcomes the public freely (apart from car parking charges) to its increasing number of food outlets, and has part of the South West Coast Path running through it, using a staircase specially constructed in 2013.

More Property Information

The contemporary bathroom is bright and well-appointed, providing a refreshing space to unwind. Additionally, the property features secondary glazing, enhancing energy efficiency and comfort.

One of the standout features of this maisonette is the lovely private enclosed rear courtyard, an ideal spot for enjoying a morning coffee or hosting friends for an evening gathering.

Conveniently located, this property is close to local amenities, parks, and bus routes, making it easy to explore the surrounding area. Early viewing is highly recommended to fully appreciate the charm and elegance of this exceptional home. Don't miss the chance to make this gorgeous Georgian maisonette your own.

Entrance Hall

Fitted Kitchen

11'9" x 10'6" (3.58m x 3.20m)

Sitting/Dining Room

14'8" x 10'6" (4.47m x 3.20m)

Bedroom

14'2" x 10'6" (4.32m x 3.20m)

Bathroom

Rear Courtyard

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

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

Lease Information

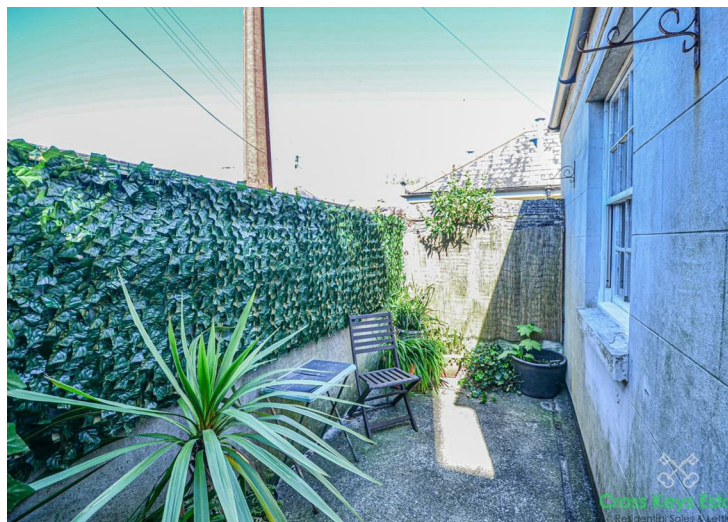
Original Lease Term - 999 Years, with 973 Years Remaining

Service Charge, Ground Rent & Buildings Insurance - £1,406.21 Per Annum

Estate Charge (If Applicable) - N/A

Tenure - Leasehold with Share of Freehold

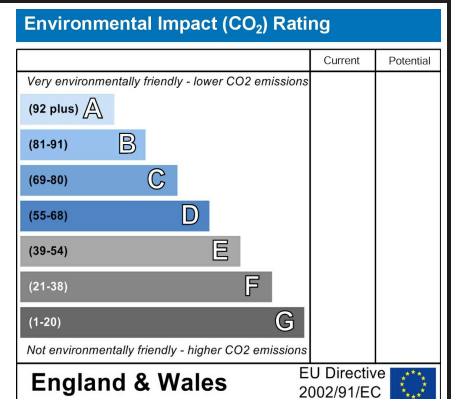
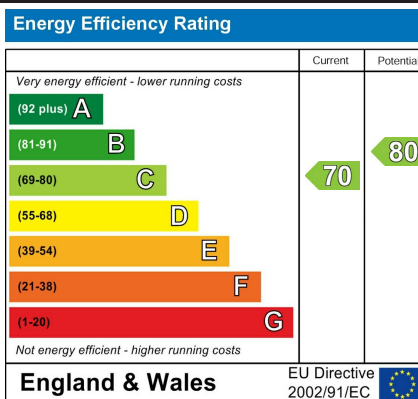
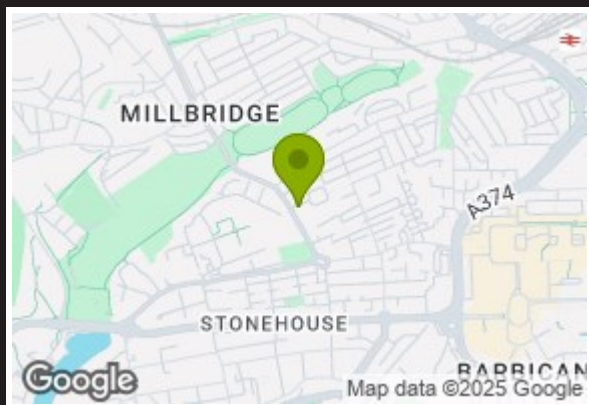
Please note that the information supplied has been requested from either original documentation provided by our client, or has been verified by an appointed legal professional or managing agency. Any information is supplied in good faith and to the best of our knowledge correct.



Ground Floor



First Floor



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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