



# Cross Keys Estates

Opening doors to your future



15a Wilton Street  
Plymouth, PL1 5LT  
Guide Price £120,000 Leasehold





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**\*\* Guide Price £120,000 to £140,000 \*\***

Cross Keys Estates is pleased to present this charming Georgian maisonette located on Wilton Street in Stoke and borders the charming area of Millbridge. This delightful property spans the first and second floors, offering a generous living space that is both light and airy. With two well-proportioned bedrooms and a comfortable reception room, this apartment is perfect for first-time buyers, investors, or those seeking a second home or holiday let. The property boasts a modern bathroom and benefits from double glazing throughout, ensuring warmth and tranquillity. Central heating adds to the comfort, making it an inviting retreat in all seasons. The allocated off-road parking at the rear is a significant advantage, providing convenience in this bustling area.

- Fabulous 1st & 2nd Floor Maisonette
- Large Light & Bright Living / Dining Room
- Two Amply Sized Double Bedrooms
- Good Length Lease, uPVC Double Glazed
- Walking Distance To City, Trains, University
- In Lovely Georgian Townhouse Conversion
- Good Size Fitted Kitchen / Breakfast Room
- Generous Four Piece Bathroom Suite
- Central Heating, Allocated Off Road Parking
- Early Viewing Recommended, EPC=C75





## 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.

### Stoke

The property is situated literally just a stone's throw away from the ever popular Stoke Village where a number of local amenities can be found. Stoke is well known for having an abundance of Victorian, Georgian and Edwardian properties within a conservation area. The area boasts easy access into Plymouth City Centre, which is only a short drive away and many local bus services run through the area giving access to all areas across Plymouth. Some of the amenities provided includes a co-operative store, pharmacy, cafe's, charity shops, public houses and much more. Primary schools in the area include Stoke Damerel Primary School and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. Plymouth College of Further Education is located on the southern fringes of the area, which is yet another added benefit along with being within close proximity to Devonport Dockyard and the Torpoint Ferry giving access in Cornwall. Located approximately 1 mile from Plymouth centre means that residents of stoke have easy access to Plymouth ferry port and within 3 miles of the A38. Plymouth Albion Rugby Football Club is located within a mile to the south west of Stoke with Plymouth Argyle Football Club located within a mile to the north east. There are a number of large recreational areas including the Block House Park, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located south of Milehouse Road.

### Millbridge

Millbridge is a small neighbourhood of Plymouth, on the boundary of what used to be the towns of Plymouth and Devonport. What was originally a self-standing village (which has now been subsumed within the city) lies to the north of the toll bridge, originally built by Sir Piers Edgcombe in 1525, that crossed what used to be the Deadlake or Stonehouse Creek, to the west of Pennycomequick, the south of Stoke village and to the east of Stoke Church. It derives its name from the old toll bridge (adjacent to a naval saw mill) across the creek between Eldad Hill and Molesworth Road, at one time the principal link between Plymouth and Devonport. The creek to the east of the bridge was filled in with material from the quarries at Cattedown and Oreston during the late 1890s and the ground created became a municipal park, Victoria Park, which was officially opened in 1903. The remainder of the creek to the west of Millbridge, up to Stonehouse Bridge and Pool, was filled in and by 1972 the whole area had been developed as rugby pitches. These pitches are often used by Devonport High School for Boys and the Old Boys RFC

### More Property Information

Situated in an ideal location, the maisonette is just a stone's throw away from local parks, the city centre, and the train station, making it perfect for those who appreciate easy access to amenities and transport links. The vibrant surroundings offer a blend of urban living and green spaces, catering to a variety of lifestyles.

With a good length lease, this property presents an excellent opportunity for anyone looking to invest in a well-located home. Whether you are a first-time buyer or seeking a lucrative rental opportunity, this maisonette on Wilton Street is not to be missed. We invite you to view this splendid property and discover its potential for yourself.

### Entrance Hallway

### Living Room

14'5" x 15'1" (4.39m x 4.61m)

### Kitchen

10'0" x 11'0" (3.04m x 3.35m)

### Landing

### Primary Bedroom

10'10" x 10'3" (3.29m x 3.13m)

### Bedroom 2

12'3" x 9'2" (3.73m x 2.80m)

### Bathroom

### Allocated Off Road Parking

### Lease Details

Original Lease Term - 189 Years from 1993, with 157 Years Remaining.

Service Charge - £45 Per Annum

Ground Rent - Peppercorn

Estate Charge (If Applicable) - N/A

Tenure - Leasehold

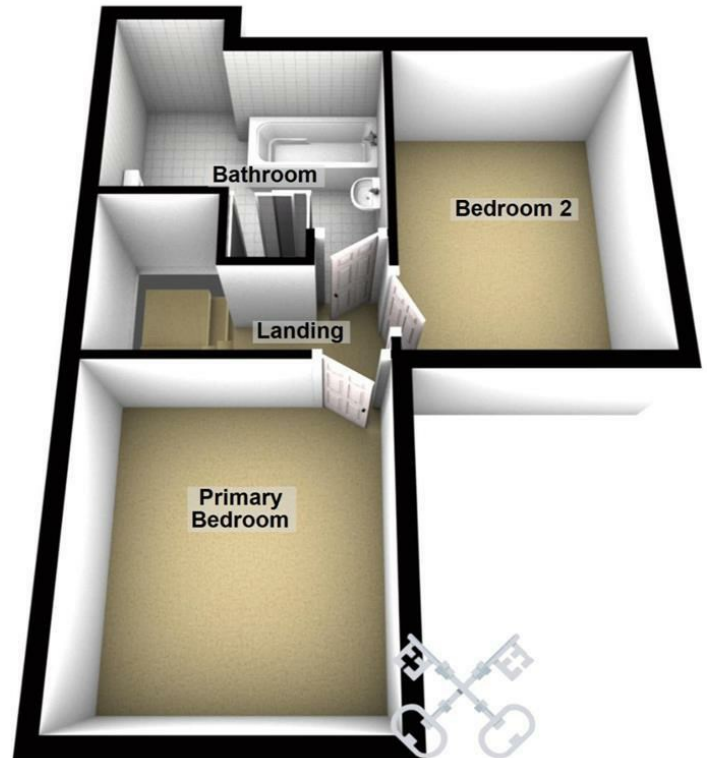
Please note that the information supplied has been requested from either original documentation provided by our client, or has been verified by an appointed legal professional or managing agency. Any information is supplied in good faith and to the best of our knowledge correct.



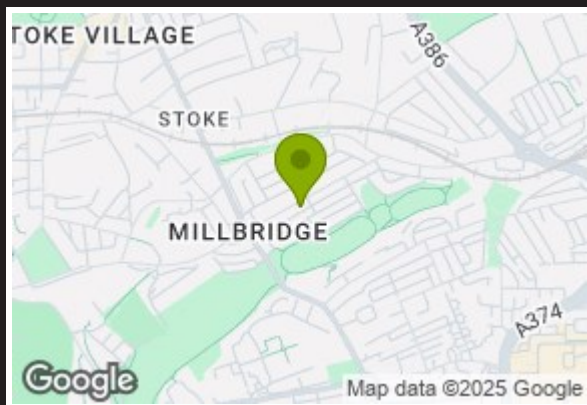
First Floor



Second Floor



**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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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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