



# Cross Keys Estates

Opening doors to your future



Apartment 82 Latitude 52 237 Albert Road  
Plymouth, PL2 1DL  
Guide Price £200,000 Leasehold





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Guide Price £200,000 Leasehold

\* Guide Price £220,000 - £225,000 \*

Cross Keys Estates is thrilled to present this stunning modern duplex penthouse apartment located in the highly sought-after Latitude 52, nestled in the vibrant area of Stoke. This property is ideally situated close to local amenities, Stoke Village, and the HM Naval Base, making it perfect for those who appreciate convenience and community.

As you enter this exquisite apartment, you are greeted by an expansive, open-plan sitting room, kitchen, and dining area that is bathed in natural light. The stylish modern fitted kitchen is perfect for culinary enthusiasts, while the generous living space is ideal for both relaxation and entertaining. A fantastic large balcony offers panoramic views of the city and river, providing a serene outdoor space to unwind.

- Stunning Modern Duplex Apartment
- Two Beautiful, Light Double Bedrooms
- Highly Desirable Stoke Location
- One Allocated Underground Parking Space
- Close To Local Amenities, Stoke Village And HMNaval Base
- Expansive, Bright Sitting Room//Dining Area
- Two Contemporary Shower Rooms
- Fantastic Balcony With Panoramic City And River Views
- Stylish Modern Fitted Kitchen, Double Glazing
- Early Viewing Highly Recommended, EPC=C79



## 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.

### 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 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. Devonport High School for Boys & Plymouth City College can be found here in Stoke which is yet another added benefit along with being within close proximity to Devonport Dockyard and the Torpoint Ferry giving access in Cornwall.

### More Property Information

The apartment boasts two beautifully appointed double bedrooms, each designed to maximise light and comfort. Accompanying these bedrooms are two contemporary shower rooms, ensuring that both residents and guests enjoy a touch of luxury. The property is thoughtfully laid out over two floors, with convenient under-stairs storage to keep your living space tidy and organised.

For added convenience, this apartment includes one allocated underground parking space, a rare find in such a desirable location and lift access. Early viewing is highly recommended to fully appreciate the charm and elegance of this remarkable property. Whether you are looking to buy or rent, this duplex apartment in Latitude 52 is an opportunity not to be missed.

### Entrance Hall

### Open Plan Living/Kitchen/Dining Room

15'1" x 32'5" (4.61m x 9.87m)

### Shower Room

#### Balcony

24'6" x 4'6" (7.48m x 1.36m)

### Landing

#### Primary Bedroom

11'6" x 23'5" (3.51m x 7.13m)

#### Bedroom 2

18'2" x 12'10" (5.54m x 3.90m)

### Shower Room

#### Balcony

27'0" x 11'7" (8.24m x 3.52m)

### Views & Outlook

### Lease Details

Original Lease Term - 125 Years from 1st Jan 2003 (102 years remaining)

Service Charge & Building Insurance -

Ground Rent -

Estate Charge (If Applicable) - N/A

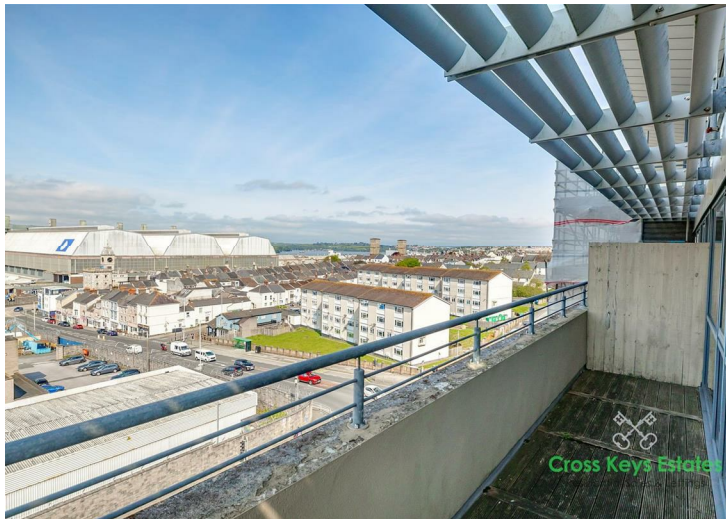
Tenure - Leasehold

### Cross Keys Lettings Department

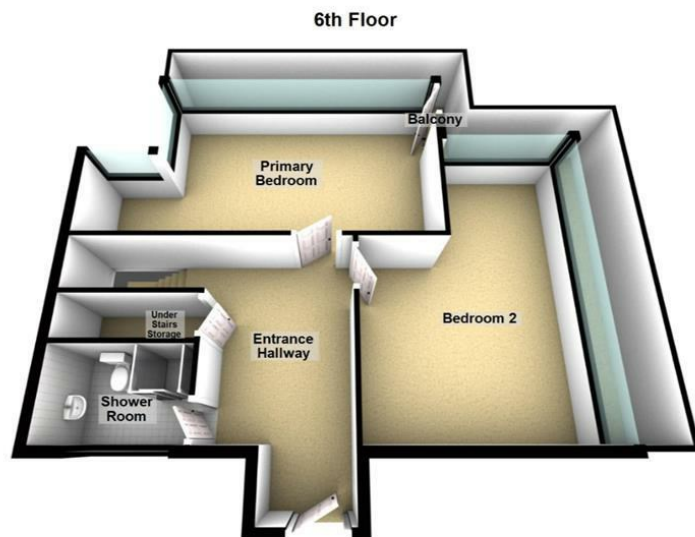
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

### Financial Services

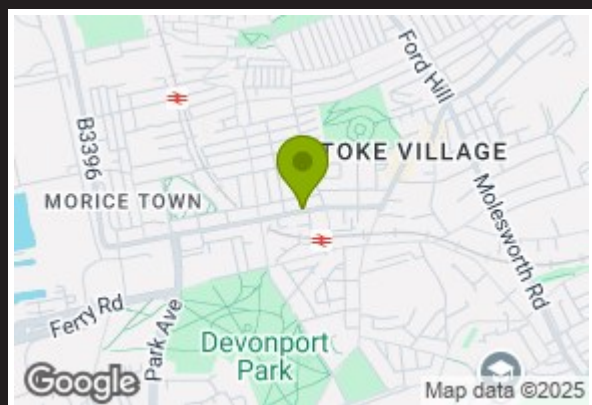
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**Cross Keys Estates**  
Residential Sales & Lettings



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 D**



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