



Cross Keys Estates

Opening doors to your future



Flat 7, Torrington Court PL4 6AX

Guide Price £90,000 Leasehold - Share of Freehold



Flat 7 North Road East, Plymouth, PL4 6AX

Guide Price £90,000 Leasehold - Share of Freehold

** Guide Price £90,000 to £100,000 **

Cross Keys Estates is pleased to present this charming period apartment located in the highly desirable Grade II Listed Torrington Court on North Road East. This delightful property, dating back to the early 1900s, offers a unique blend of character and modern living in a central location.

The property benefits from a stunning open plan sitting room and dining room, which is bathed in natural light and features lovely high ceilings. This inviting space also provides access to a shared courtyard garden, perfect for enjoying the outdoors or entertaining guests. The stylish, modern fitted kitchen complements the living area, making it an ideal space for both cooking and socialising.

- Characteristic Ground Floor Apartment
- Stylish Modern Fitted Kitchen
- Well Presented, Lovely High Ceilings
- Highly Desirable Central Location
- Large Shared Courtyard Garden
- Open Plan Sitting Room/Dining Room
- Generously Sized Double Bedroom
- Light And Airy Bathroom
- Close To Local Amenities & Shops,
- No Onward Chain, Long Lease , EPC=D66



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.

North Hill

North Hill is situated between the City Centre and Mutley Plain. Within walking distance to Plymouth train station with direct routes to Paddington and Penzance. Within the area there are a full range of schooling including Plymouth College, Plymouth high school for girls and Hyde Park Primary. There are both mainstream and independent shops, eateries and public houses in the immediate area as well as being close to Plymouth Drake Circus Shopping Mall.

More Property Information

The generously sized double bedroom boasts a beautiful bay window and a built-in cupboard, providing ample storage while enhancing the room's charm. The well-presented bathroom is light and airy, featuring a storage cupboard for added convenience.

Access to the apartment is straightforward, with options to enter through the courtyard or the communal hallway at the front door. This property is not only a wonderful home but also conveniently located close to local amenities, ensuring that everything you need is within easy reach.

The property conveniently benefits from a long lease and no onward chain.

This characteristic apartment in Torrington Court is perfect for those seeking a blend of period features and modern comforts in a vibrant community. Don't miss the opportunity to make this lovely space your new home.

Entrance Hall

Open plan Sitting Room /Dining Room

13'1" x 18'3" (4.00m x 5.56m)

Kitchen

7'2" x 8'2" (2.18m x 2.50m)

Bedroom

11'10" x 11'10" (3.60m x 3.60m)

Bathroom

Shared Garden

Lease Details

Tenure - Leasehold

Lease term- 999 years

Time remaining - 949 years

End date - 25/12/2974

Service charge - £1,350pa

Cross Keys Estates Lettings Department

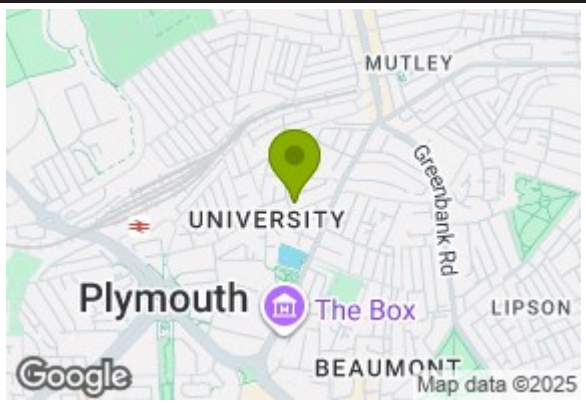
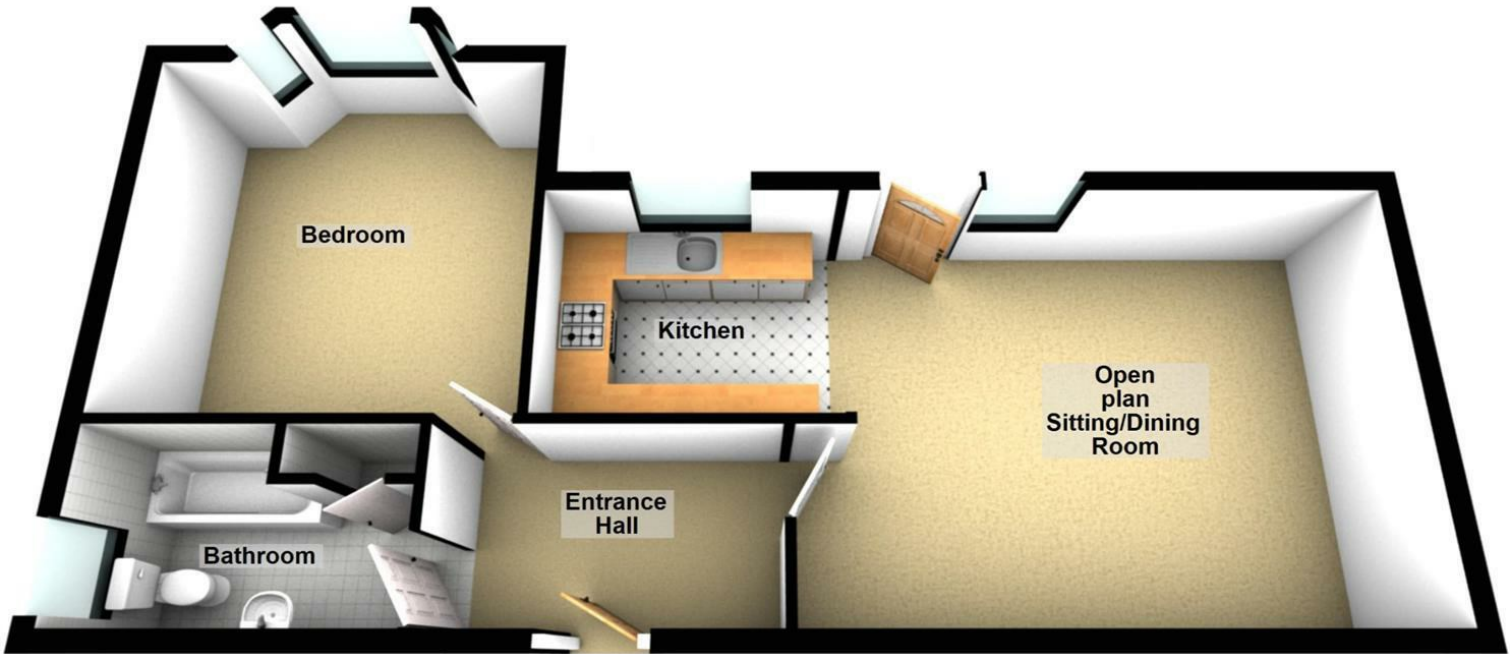
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

Financial Services

Cross Keys Estates are proud to work in partnership with The Mortgage Lab, 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@themortgagelab.co.uk



Ground Floor



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		
	66	77
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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