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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 11<sup>th</sup> October 2024



## THE QUARTERDECK, STRAND STREET, PLYMOUTH, PL1

### Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

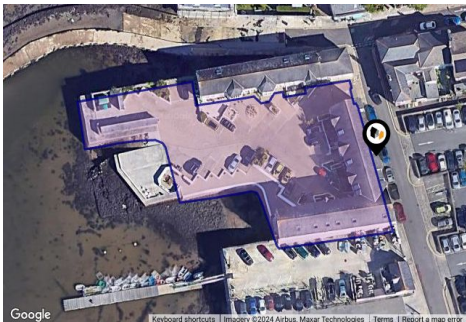
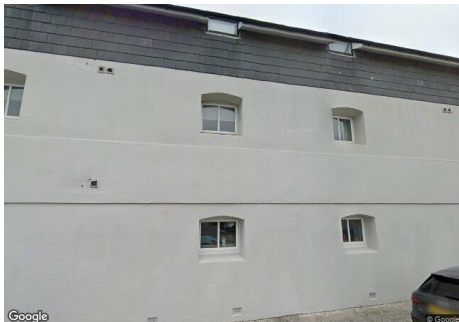
01752 456000

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# Property Overview



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	15/02/1996
<b>Floor Area:</b>	678 ft <sup>2</sup> / 63 m <sup>2</sup>	<b>End Date:</b>	01/01/2188
<b>Plot Area:</b>	0.49 acres	<b>Lease Term:</b>	199 years from 1 January 1989
<b>Year Built :</b>	1996	<b>Term Remaining:</b>	163 years
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,969		
<b>Title Number:</b>	DN376538		

## Local Area

<b>Local Authority:</b>	City of plymouth
<b>Conservation Area:</b>	Stonehouse Peninsula
<b>Flood Risk:</b>	
• Rivers & Seas	High
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>13</b> mb/s	<b>147</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Strand Street, PL1

Energy rating

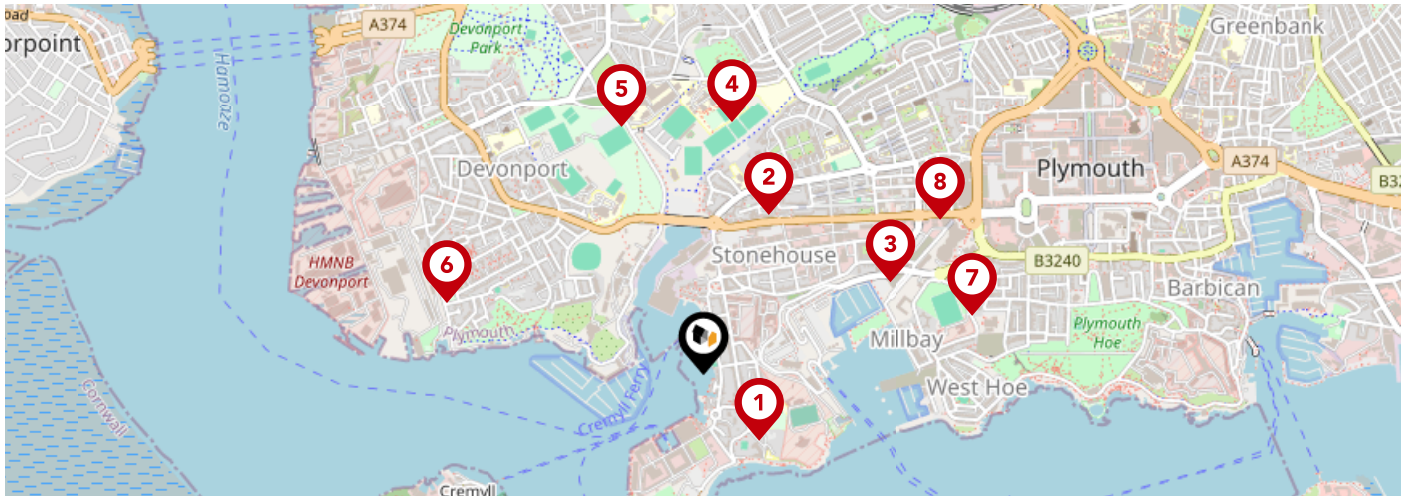
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Valid until 14.04.2029

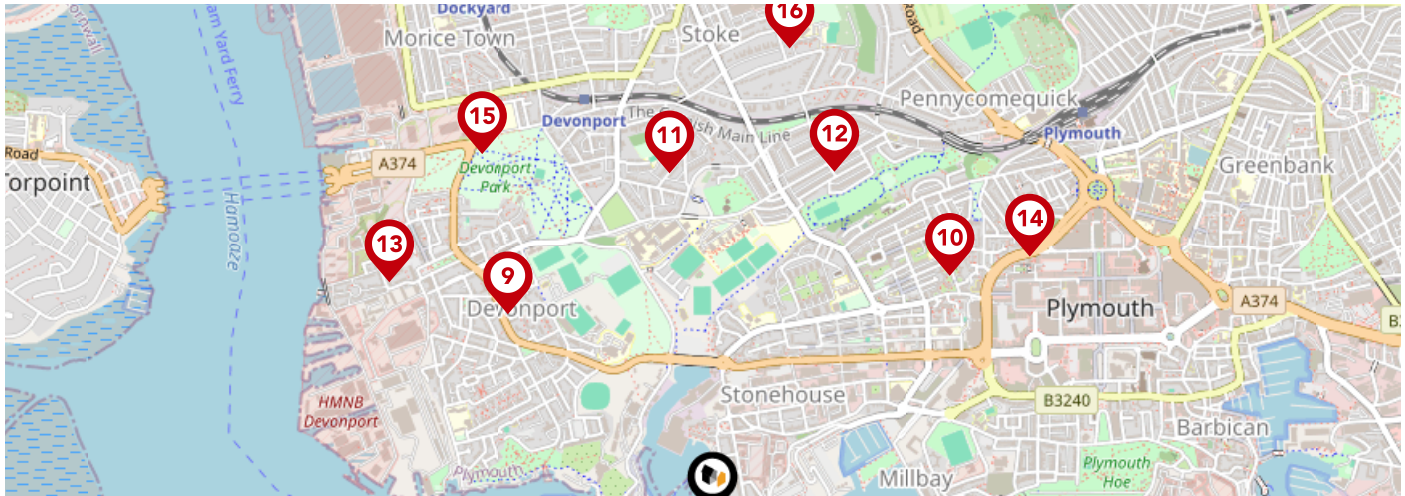
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	74   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Granite or whinstone, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Automatic charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 50% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	63 m <sup>2</sup>

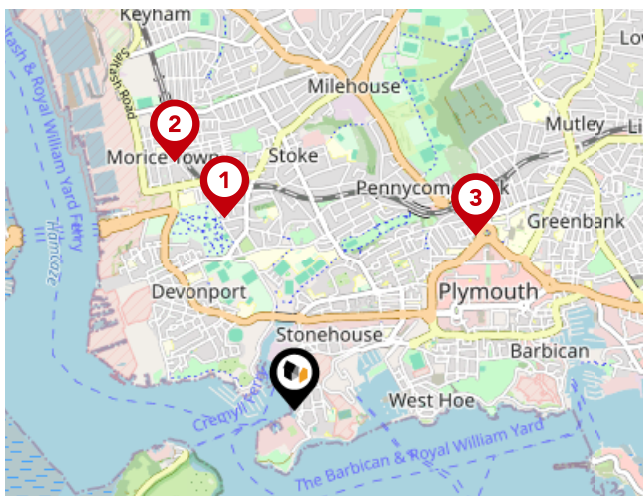


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St George's CofE Primary Academy</b> Ofsted Rating: Good   Pupils: 90   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>High Street Primary Academy</b> Ofsted Rating: Good   Pupils: 140   Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Millbay Academy</b> Ofsted Rating: Good   Pupils: 545   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Devonport High School for Boys</b> Ofsted Rating: Good   Pupils: 1231   Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>City College Plymouth</b> Ofsted Rating: Good   Pupils:0   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Mount Wise Community Primary School</b> Ofsted Rating: Good   Pupils: 268   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Andrew's Cof E VA Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Peter's CofE Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



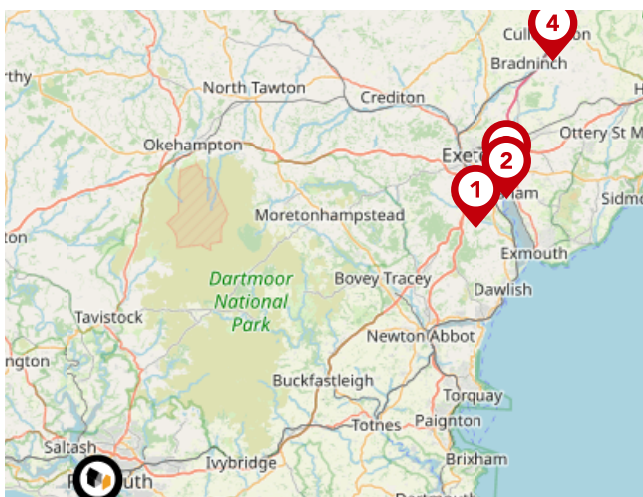
		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>St Joseph's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 206   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>The Cathedral School of St Mary</b> Ofsted Rating: Requires improvement   Pupils: 109   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Stoke Damerel Primary Academy</b> Ofsted Rating: Good   Pupils: 400   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Stuart Road Primary Academy</b> Ofsted Rating: Good   Pupils: 189   Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Marlborough Primary Academy</b> Ofsted Rating: Good   Pupils: 111   Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Pilgrim Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 390   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>UTC Plymouth</b> Ofsted Rating: Good   Pupils: 551   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Scott Medical and Healthcare College</b> Ofsted Rating: Good   Pupils: 233   Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Transport (National)



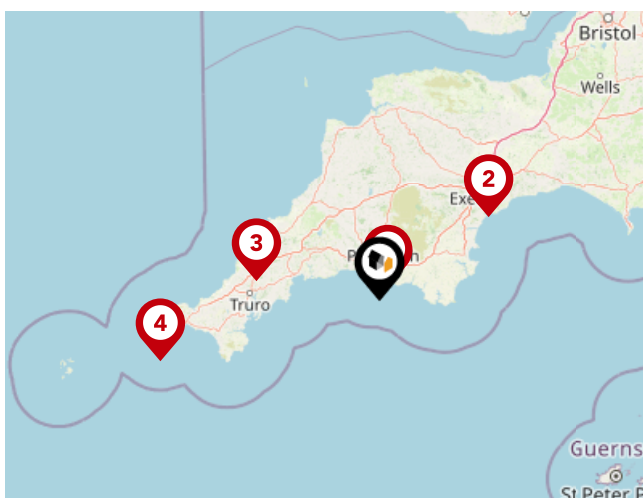
## National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	0.97 miles
2	Dockyard (Plymouth) Rail Station	1.3 miles
3	Plymouth Rail Station	1.19 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	35.86 miles
2	M5 J30	39 miles
3	M5 J29	39.78 miles
4	M5 J28	48.43 miles

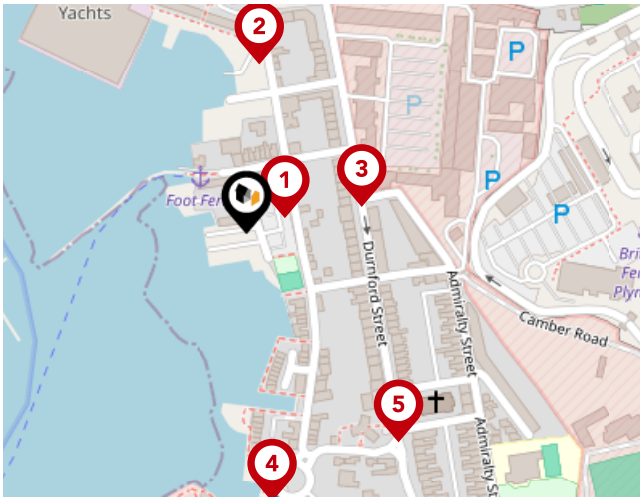


## Airports/Helipads

Pin	Name	Distance
1	Glenholt	4.59 miles
2	Exeter Airport	41.43 miles
3	St Mawgan	37.55 miles
4	Joppa	69 miles

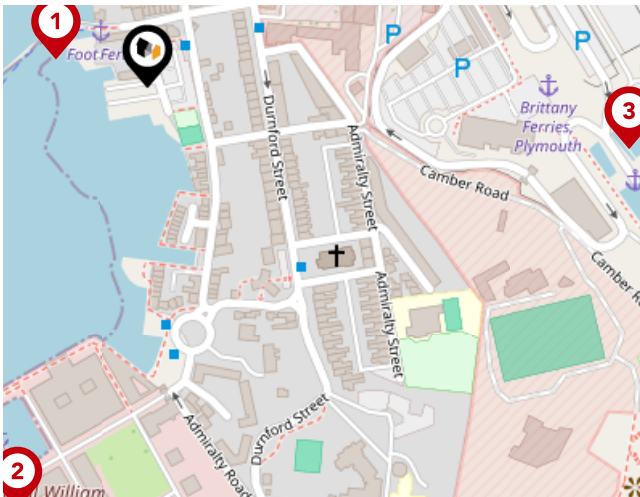
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Cremyll Street	0.02 miles
2	Stonehall Flats	0.1 miles
3	Admiralty Street	0.07 miles
4	Royal William Yard	0.16 miles
5	St Paul's Church	0.15 miles



### Ferry Terminals

Pin	Name	Distance
1	Plymouth Stonehouse Ferry Terminal	0.06 miles
2	Royal William Yard Ferry Landing	0.26 miles
3	Plymouth Ferry Terminal	0.29 miles



## Important - Please Read

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# Lang Town & Country

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