

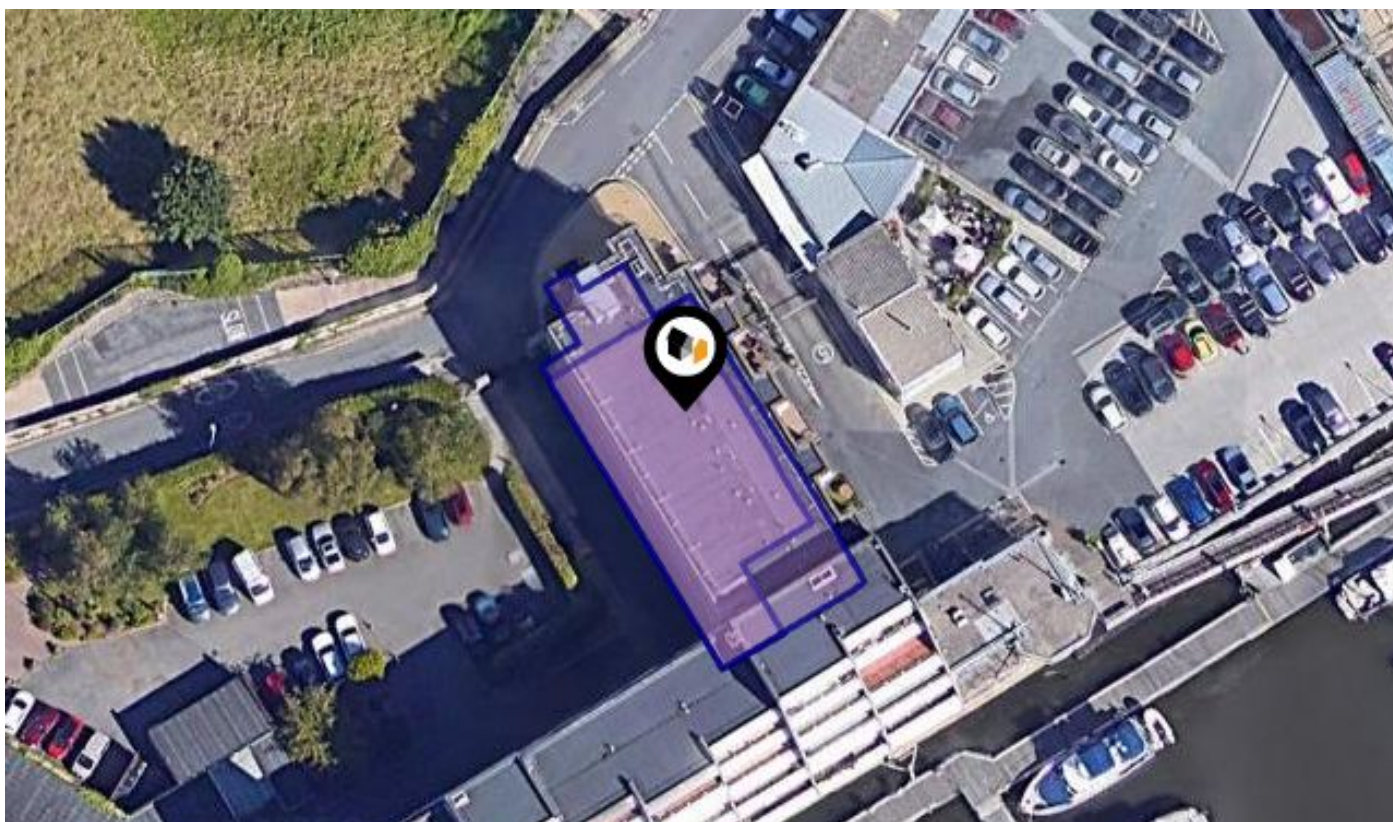


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 24th January 2025



71, RICHMOND WALK, PLYMOUTH, PL1

Lang Town & Country

6 The Broadway Plymstock Plymouth PL9 7AU

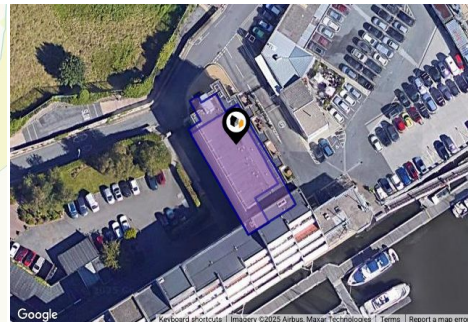
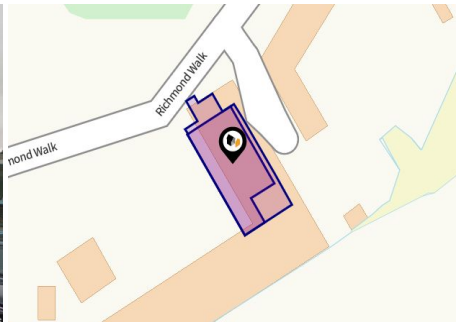
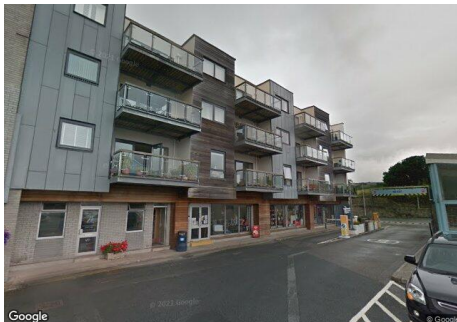
01752 456000

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	13/12/2009
Floor Area:	882 ft ² / 82 m ²	End Date:	01/04/2995
Plot Area:	0.2 acres	Lease Term:	990 years from 1 April 2005 less three days
Year Built :	2009	Term Remaining:	970 years
Council Tax :	Band D		
Annual Estimate:	£2,215		
Title Number:	DN599516		

Local Area

Local Authority:	City of plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	High
• Surface Water	Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

5	-
mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



DN568067

Leasehold Title Plans



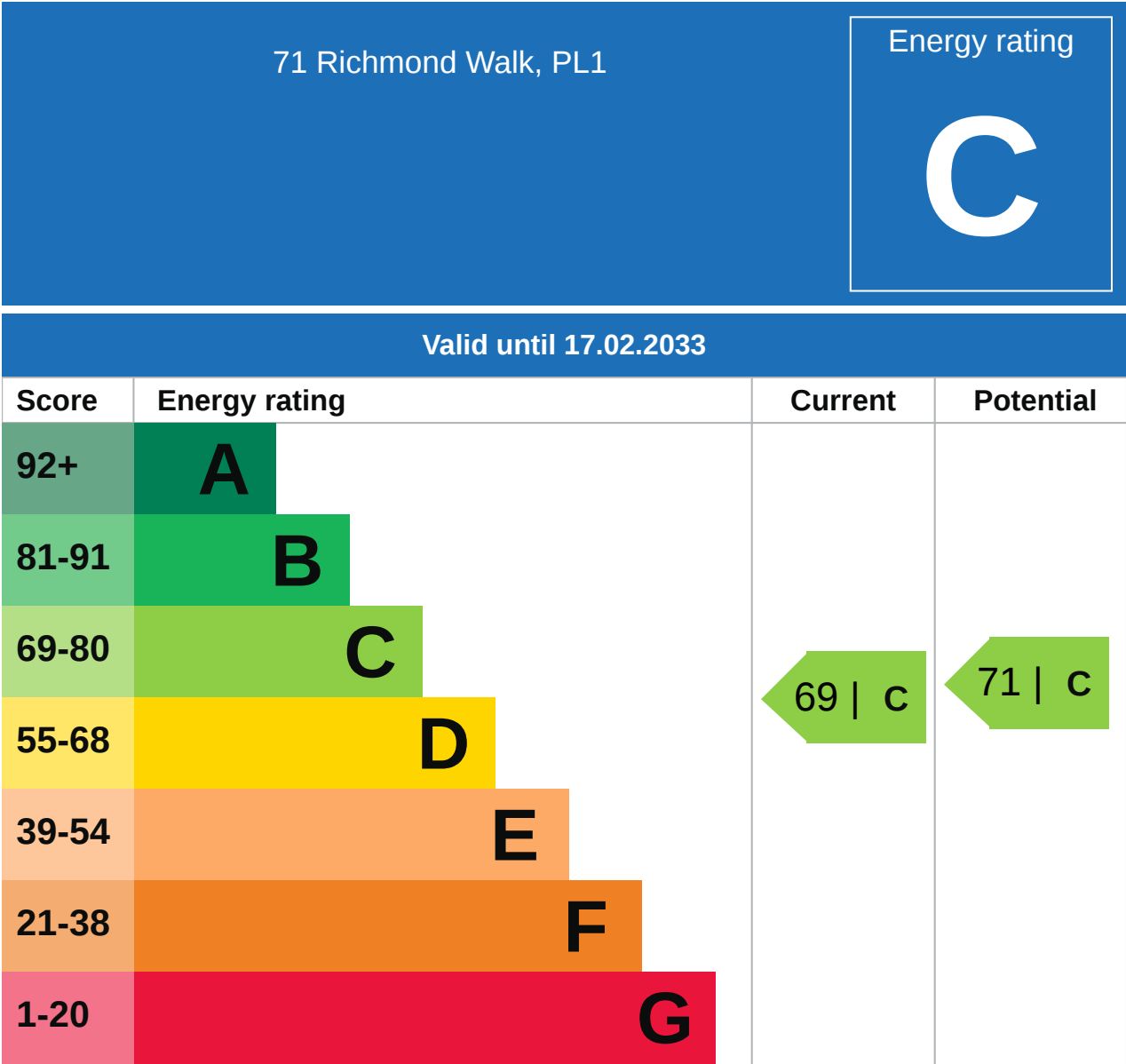
DN599516

Start Date: 30/03/2006
End Date: 01/04/2995
Lease Term: 990 years from 1 April 2005
Term Remaining: 970 years



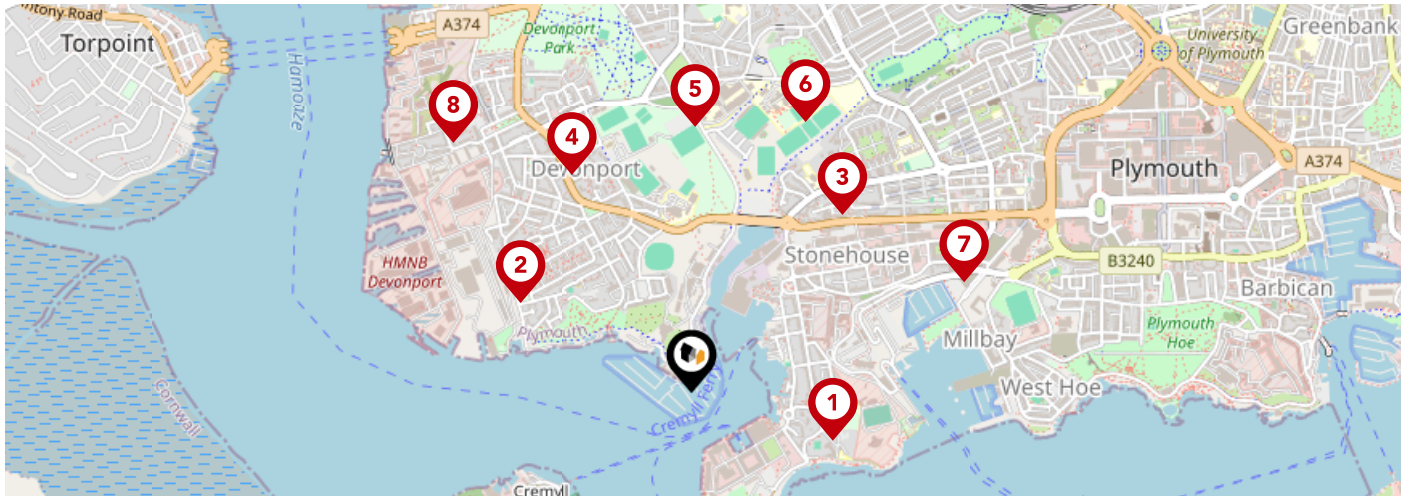
DN539942

Start Date: 13/12/2009
End Date: 01/04/2995
Lease Term: 990 years from 1 April 2005 less three days
Term Remaining: 970 years

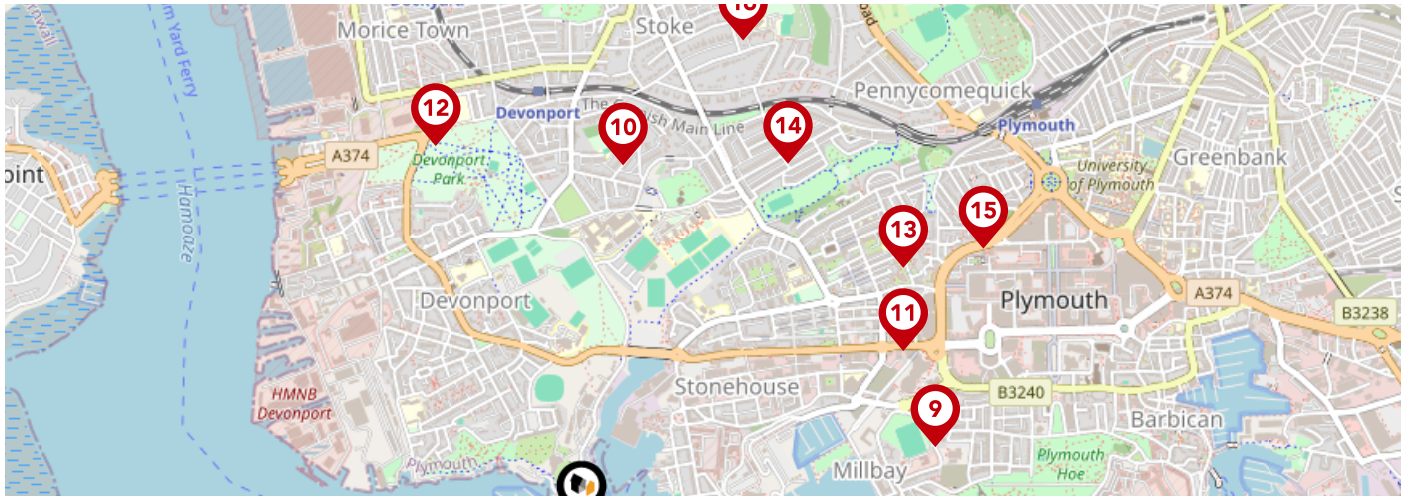


Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Mechanical, extract only
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 8% of fixed outlets
Floors:	(other premises below)
Total Floor Area:	82 m ²

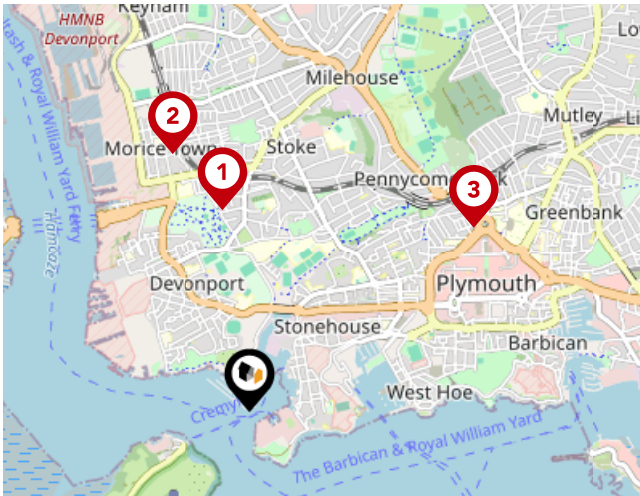


		Nursery	Primary	Secondary	College	Private
1	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 90 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mount Wise Community Primary School Ofsted Rating: Good Pupils: 268 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	High Street Primary Academy Ofsted Rating: Good Pupils: 140 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 206 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Devonport High School for Boys Ofsted Rating: Good Pupils: 1231 Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Millbay Academy Ofsted Rating: Good Pupils: 545 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Marlborough Primary Academy Ofsted Rating: Good Pupils: 111 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>






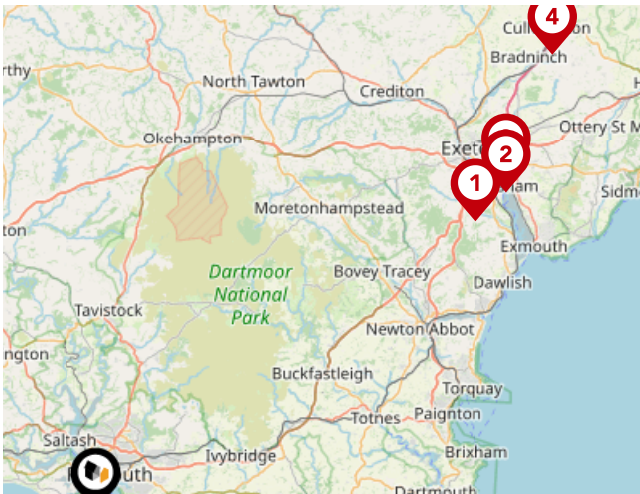
		Nursery	Primary	Secondary	College	Private
9	St Andrew's Cof E VA Primary School Ofsted Rating: Good Pupils: 208 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Stoke Damerel Primary Academy Ofsted Rating: Good Pupils: 400 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 154 Distance:0.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	UTC Plymouth Ofsted Rating: Good Pupils: 551 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Cathedral School of St Mary Ofsted Rating: Requires improvement Pupils: 109 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Stuart Road Primary Academy Ofsted Rating: Good Pupils: 189 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 390 Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 233 Distance:1.21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)







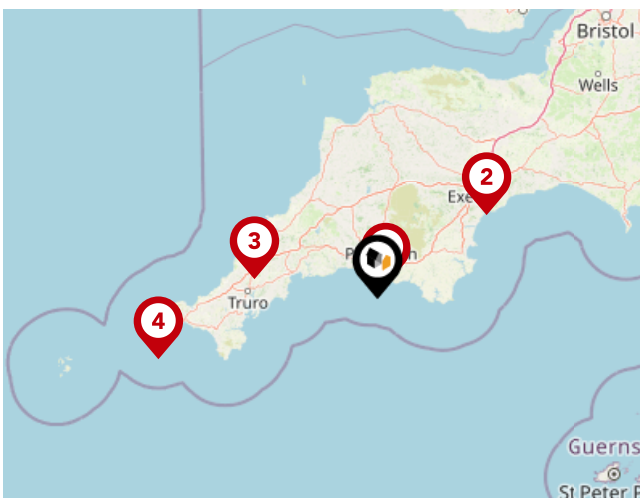
National Rail Stations

Pin	Name	Distance
	Devonport Rail Station	0.96 miles
	Dockyard (Plymouth) Rail Station	1.27 miles
	Plymouth Rail Station	1.37 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M5 J31	36.05 miles
	M5 J30	39.19 miles
	M5 J29	39.96 miles
	M5 J28	48.6 miles

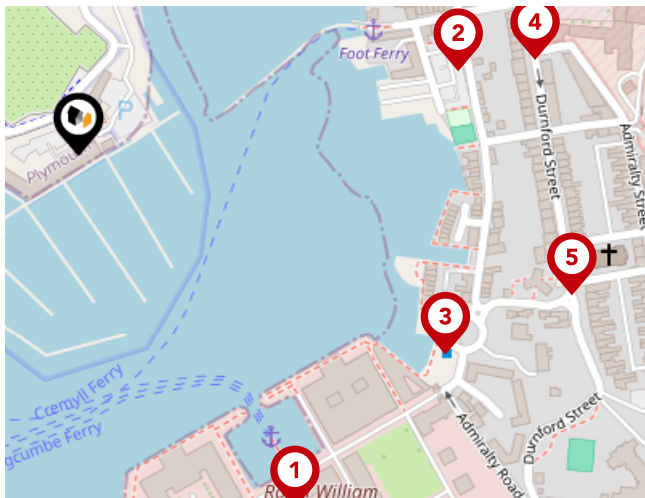


Airports/Helipads

Pin	Name	Distance
	Glenholt	4.73 miles
	Exeter Airport	41.62 miles
	St Mawgan	37.36 miles
	Joppa	68.8 miles

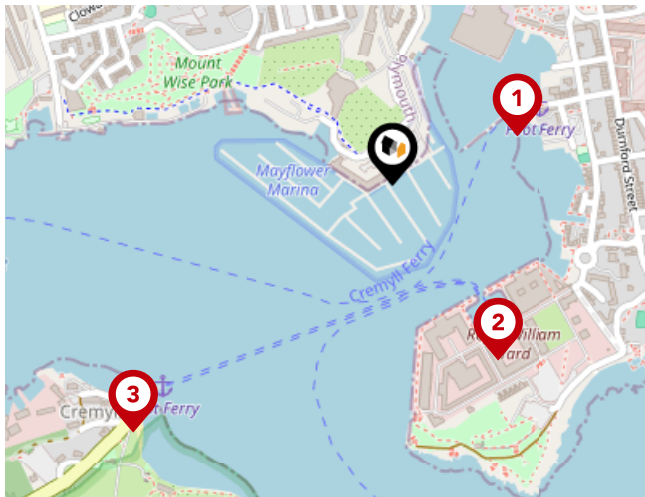
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Inside Royal William Yard	0.24 miles
2	Cremyll Street	0.23 miles
3	Royal William Yard	0.25 miles
4	Admiralty Street	0.28 miles
5	St Paul's Church	0.3 miles



Ferry Terminals

Pin	Name	Distance
1	Plymouth Stonehouse Ferry Terminal	0.16 miles
2	Royal William Yard Ferry Landing	0.24 miles
3	Cremyll Mount Edgumbe Ferry Landing	0.42 miles

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Lang Town & Country

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