

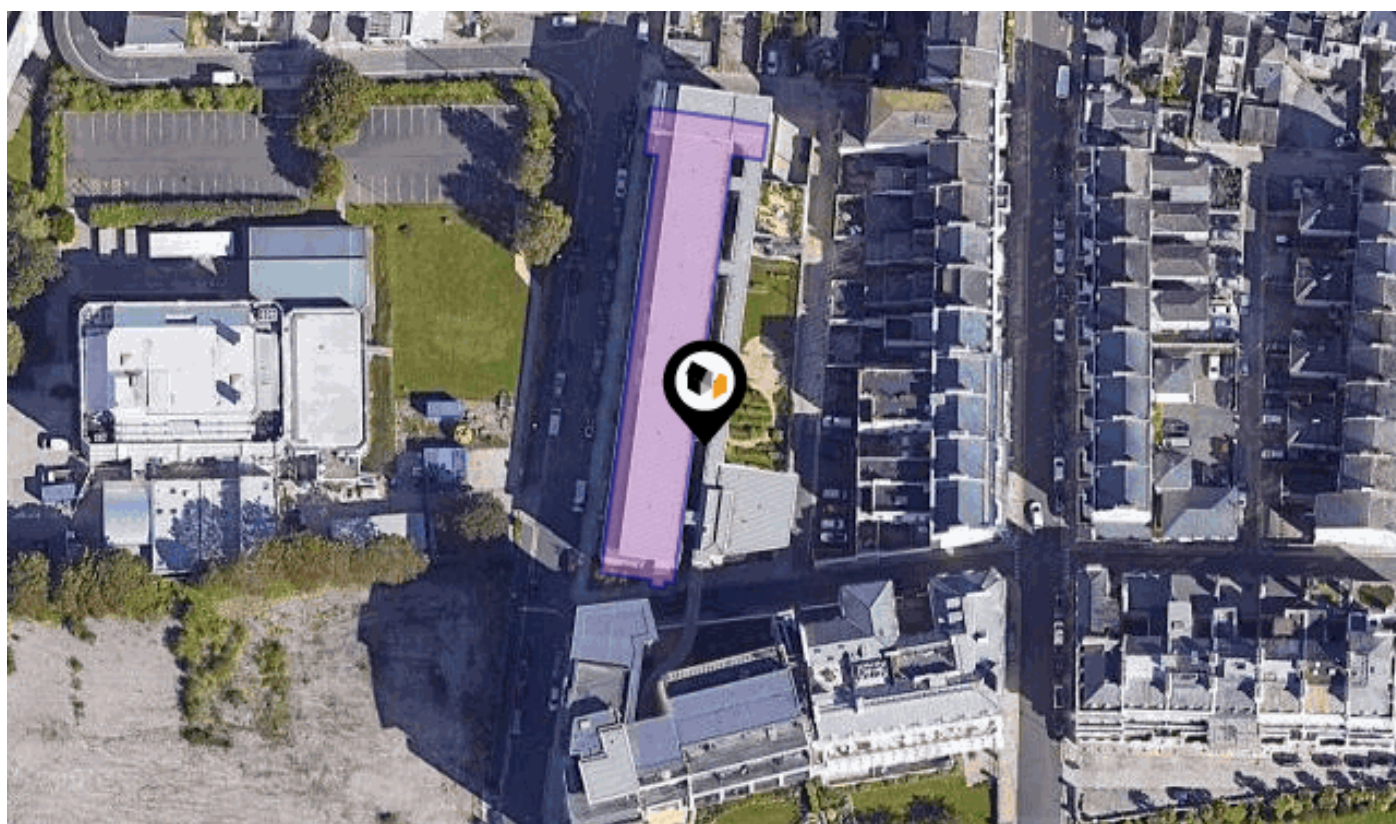


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 14<sup>th</sup> April 2025**



**1, GRAND HOTEL ROAD, PLYMOUTH, PL1**

## Lang Town & Country

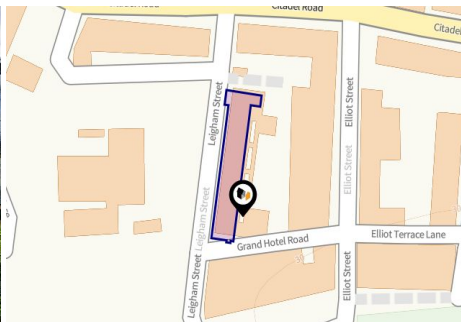
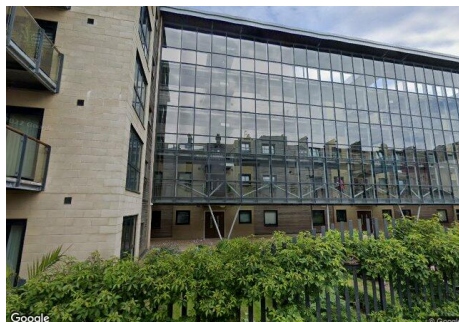
6 The Broadway Plymstock Plymouth PL9 7AU

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## Property

|                         |   |                    |                                 |
|-------------------------|---|--------------------|---------------------------------|
| <b>Type:</b>            | Flat / Maisonette                       | <b>Tenure:</b>     | Leasehold                       |
| <b>Bedrooms:</b>        | 2                                       | <b>Start Date:</b> | 27/05/2013                      |
| <b>Floor Area:</b>      | 904 ft <sup>2</sup> / 84 m <sup>2</sup> | <b>End Date:</b>   | 31/12/3002                      |
| <b>Plot Area:</b>       | 0.27 acres                              | <b>Lease Term:</b> | 999 years from 31 December 2003 |
| <b>Year Built :</b>     | 2003-2006                               | <b>Term</b>        | 978 years                       |
| <b>Council Tax :</b>    | Band E                                  | <b>Remaining:</b>  |                                 |
| <b>Annual Estimate:</b> | £2,842                                  |                    |                                 |
| <b>Title Number:</b>    | DN638343                                |                    |                                 |

## Local Area

|                           |                  |
|---------------------------|------------------|
| <b>Local Authority:</b>   | City of plymouth |
| <b>Conservation Area:</b> | The Hoe          |
| <b>Flood Risk:</b>        |                  |
| • Rivers & Seas           | Very low         |
| • Surface Water           | Very low         |

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

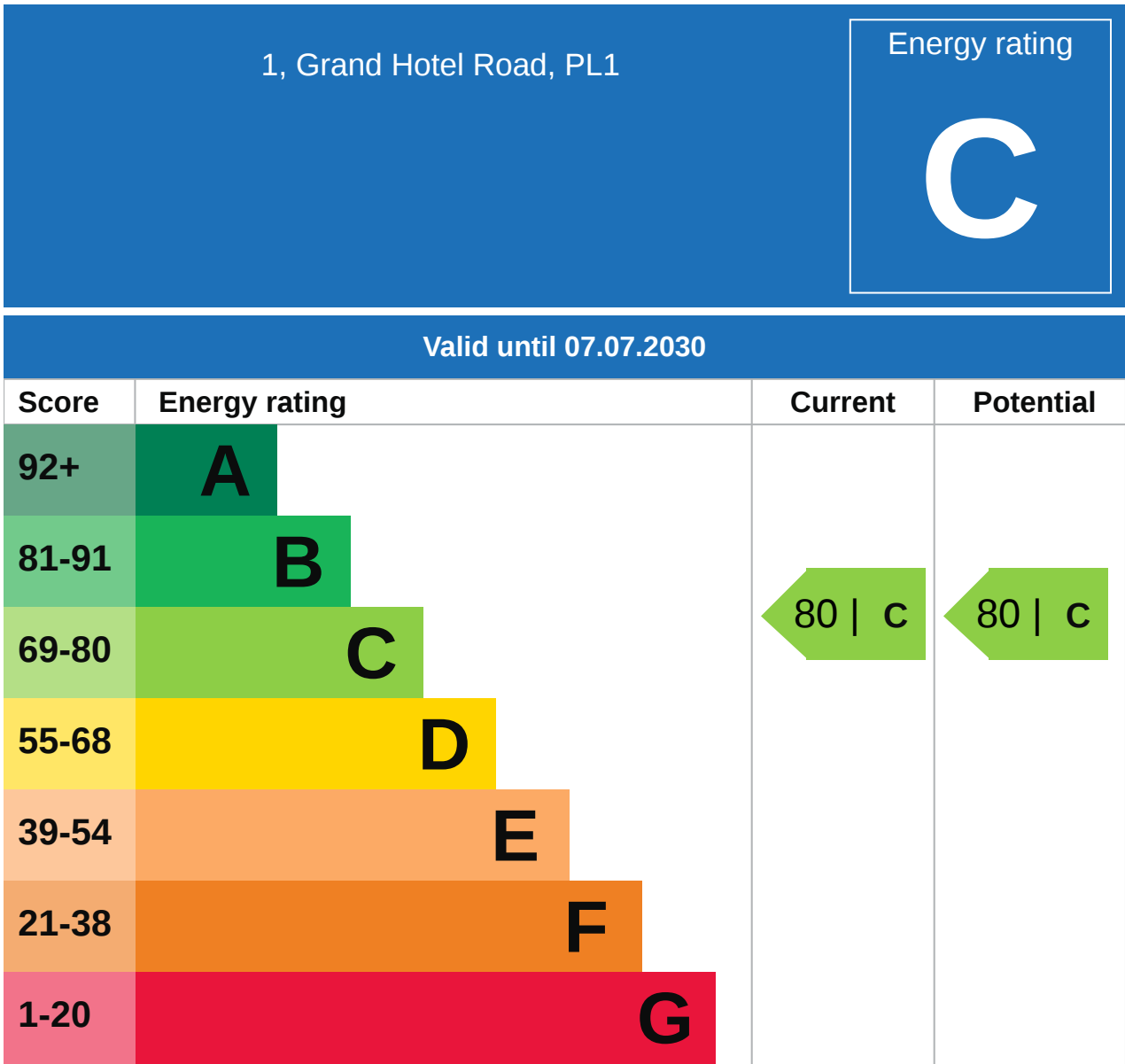
|                   |                    |                  |
|-------------------|--------------------|------------------|
| <b>13</b><br>mb/s | <b>134</b><br>mb/s | <b>-</b><br>mb/s |
|                   |                    |                  |

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



### Satellite/Fibre TV Availability:

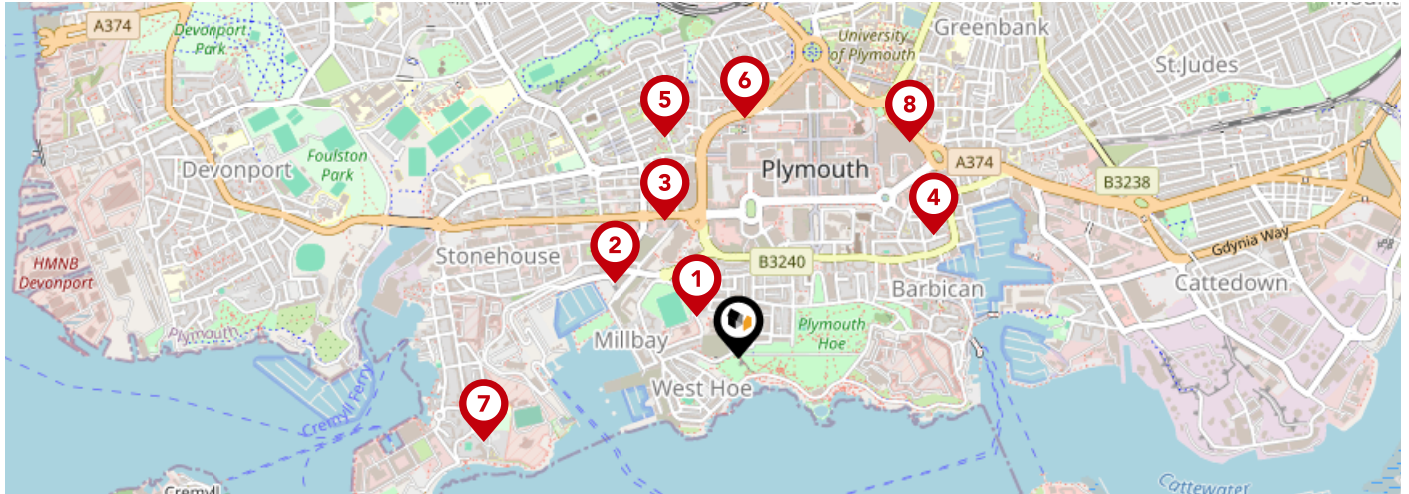




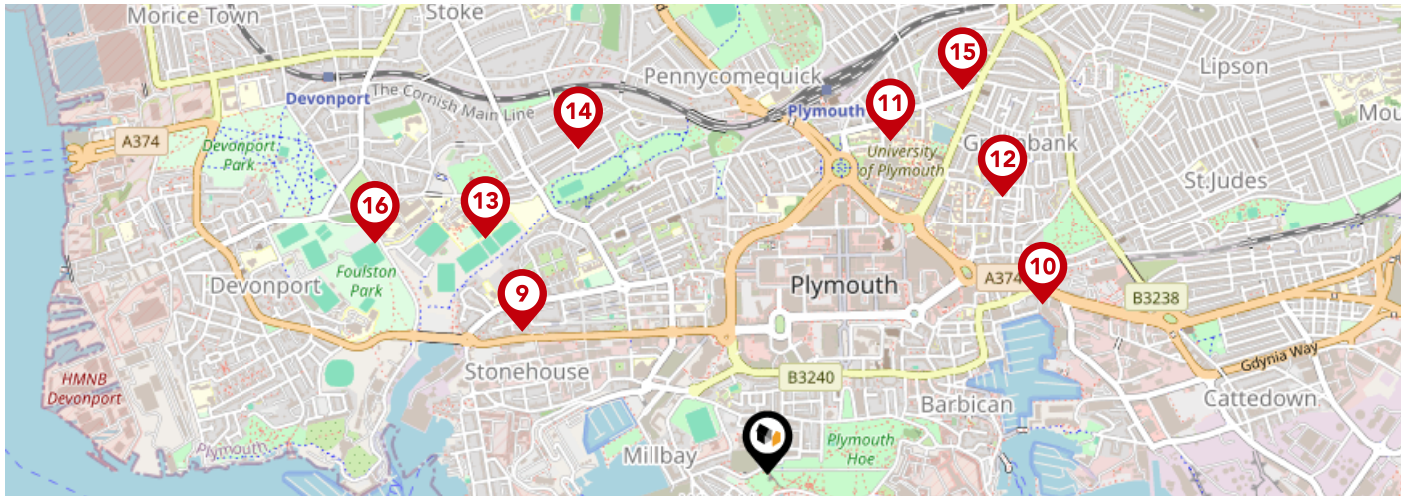
## Additional EPC Data

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | Flat  |
| <b>Build Form:</b>                  | Detached                                      |
| <b>Transaction Type:</b>            | Marketed sale                                 |
| <b>Energy Tariff:</b>               | Single  |
| <b>Main Fuel:</b>                   | Mains gas (not community)                     |
| <b>Main Gas:</b>                    | Yes   |
| <b>Floor Level:</b>                 | 3rd   |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Double glazing installed during or after 2002 |
| <b>Previous Extension:</b>          | 0   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural                                       |
| <b>Walls:</b>                       | System built, as built, insulated (assumed)   |
| <b>Walls Energy:</b>                | Good  |
| <b>Roof:</b>                        | Flat, insulated (assumed)                     |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas               |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs          |
| <b>Hot Water System:</b>            | From main system                              |
| <b>Hot Water Energy Efficiency:</b> | Good  |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets      |
| <b>Floors:</b>                      | (another dwelling below)                      |
| <b>Total Floor Area:</b>            | 84 m <sup>2</sup>                             |



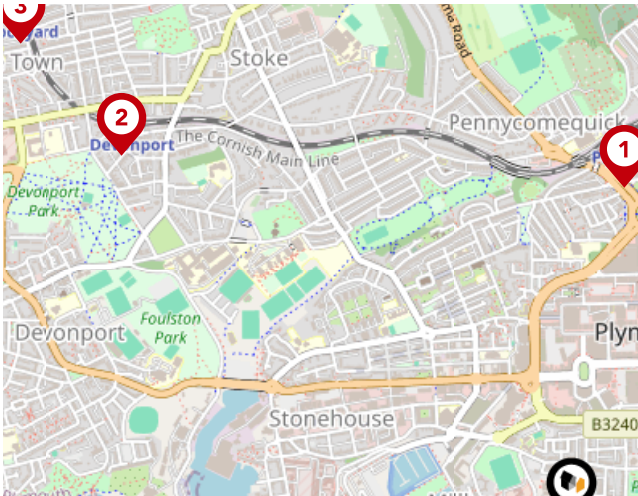


|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>St Andrew's Cof E VA Primary School</b><br>Ofsted Rating: Good   Pupils: 208   Distance:0.14             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Millbay Academy</b><br>Ofsted Rating: Good   Pupils: 545   Distance:0.34                                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>St Peter's CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 154   Distance:0.37                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>ACE Schools Plymouth</b><br>Ofsted Rating: Good   Pupils: 233   Distance:0.55                            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>The Cathedral School of St Mary</b><br>Ofsted Rating: Requires improvement   Pupils: 109   Distance:0.55 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Pilgrim Primary Academy</b><br>Ofsted Rating: Outstanding   Pupils: 390   Distance:0.57                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>St George's CofE Primary Academy</b><br>Ofsted Rating: Good   Pupils: 90   Distance:0.63                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Arts University Plymouth</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.65                           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



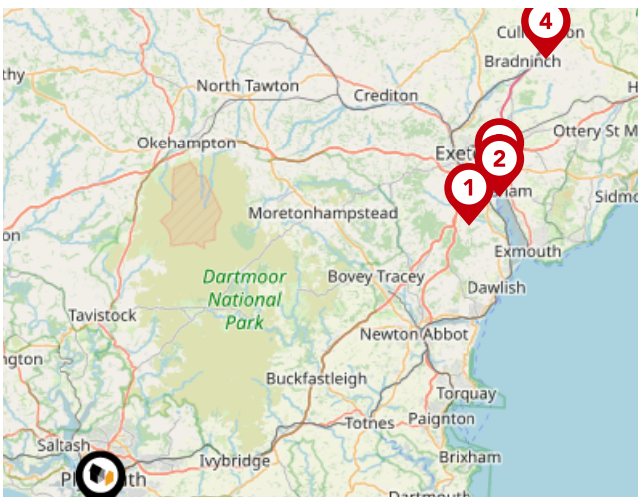
|           |  | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>High Street Primary Academy</b><br>Ofsted Rating: Good   Pupils: 140   Distance:0.67        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Holy Cross Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 306   Distance:0.77 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Fletewood School at Derry Villas</b><br>Ofsted Rating: Good   Pupils: 58   Distance:0.84    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Mount Street Primary School</b><br>Ofsted Rating: Good   Pupils: 258   Distance:0.86        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Devonport High School for Boys</b><br>Ofsted Rating: Good   Pupils: 1231   Distance:0.87    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Stuart Road Primary Academy</b><br>Ofsted Rating: Good   Pupils: 189   Distance:0.89        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>Plymouth High School for Girls</b><br>Ofsted Rating: Good   Pupils: 816   Distance:1.02     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>City College Plymouth</b><br>Ofsted Rating: Good   Pupils:0   Distance:1.07                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# Area Transport (National)



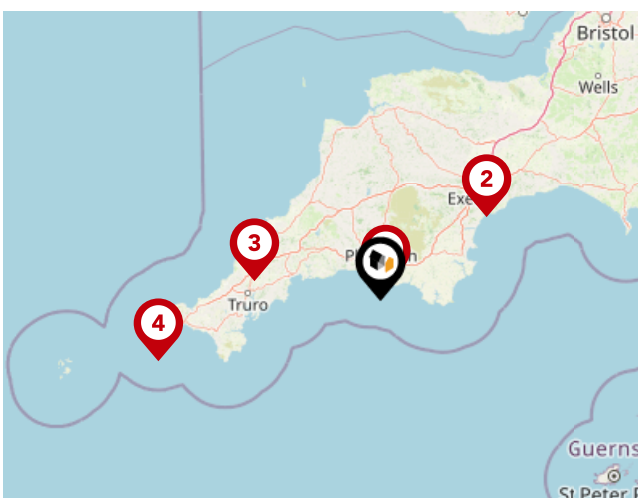
## National Rail Stations

| Pin | Name                             | Distance   |
|-----|----------------------------------|------------|
| 1   | Plymouth Rail Station            | 0.8 miles  |
| 2   | Devonport Rail Station           | 1.37 miles |
| 3   | Dockyard (Plymouth) Rail Station | 1.72 miles |



## Trunk Roads/Motorways

| Pin | Name   | Distance    |
|-----|--------|-------------|
| 1   | M5 J31 | 35.26 miles |
| 2   | M5 J30 | 38.41 miles |
| 3   | M5 J29 | 39.19 miles |
| 4   | M5 J28 | 47.89 miles |



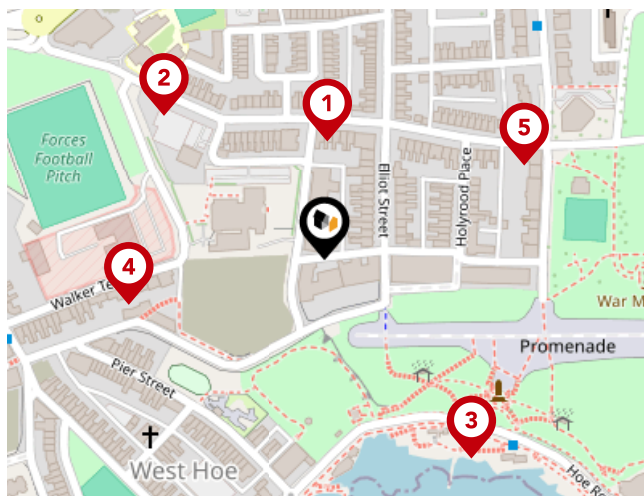
## Airports/Helipads

| Pin | Name           | Distance    |
|-----|----------------|-------------|
| 1   | Glenholt       | 4.22 miles  |
| 2   | Exeter Airport | 40.83 miles |
| 3   | St Mawgan      | 38.27 miles |
| 4   | Joppa          | 69.72 miles |



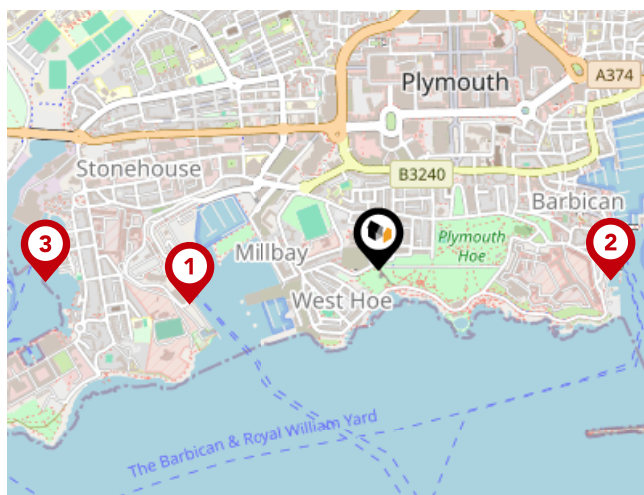
# Area

## Transport (Local)



### Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Leigham Street    | 0.07 miles |
| 2   | St Andrews School | 0.13 miles |
| 3   | The Belvedere     | 0.15 miles |
| 4   | Walker Terrace    | 0.12 miles |
| 5   | Hoe Court         | 0.13 miles |



### Ferry Terminals

| Pin | Name                               | Distance   |
|-----|------------------------------------|------------|
| 1   | Plymouth Ferry Terminal            | 0.45 miles |
| 2   | Plymouth (Barbican) Landing Stage  | 0.55 miles |
| 3   | Plymouth Stonehouse Ferry Terminal | 0.79 miles |



## Important - Please Read

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# Lang Town & Country

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