Cross Keys Estates

Opening doors to your future







GFF, 40 Adelaide Street

Plymouth, PL1 3JF

Guide Price £100,000 Leasehold



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** Guide Price £100,000 to £120,000 **
Cross Keys Estates is delighted to present this charming ground floor apartment located on Adelaide Street in the sought-after Stonehouse area of Plymouth. Recently refurbished, this well-appointed property is in excellent condition and offers a bright and airy sitting room, creating a welcoming atmosphere ideal for both relaxation and entertaining.
The apartment features a generously sized double bedroom, providing ample space for comfort and storage. The sleek kitchen is well-equipped, making it a perfect space for those who enjoy cooking and dining at home. The modern bathroom adds to the appeal, ensuring that every aspect of this home is both stylish and functional. Residents will appreciate the convenience of local amenities, with shops, cafes, and essential services just a short stroll away, enhancing the ease of everyday living.

- Spacious Ground Floor Apartment
- Sought After Residential Area
- Light And Airy Sitting Room
- Off Road Parking Available
- Close To Amenities & Shops
- Recently Refurbished Throughout
- Ample Sized Double Bedroom
- Perfect For FTB Or Investors
- Storage Shed & Outdoor Area
- No Onward Chain, EPC-C71





Cross Keys Estates
As one of Plymouths' 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-southwest 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 Southwest, 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.

Stonehouse
Stonehouse is a historic and well-established area of Plymouth, ideally positioned between the city centre, Millbay and Devonport. The area offers a variety of local shops, convenience stores, supermarkets including Aldi and Lidl on Union Street, as well as independent cafés, takeaways and everyday amenities. Families are well served by nearby schools, including St George's Church of England Primary Academy, High Street Primary Academy and Millbay Academy. Stonehouse is particularly rich in history, having once been a separate town before becoming part of Plymouth in 1914. Its strong naval heritage can still be seen in the impressive former Royal Naval Hospital, the Royal Marine Barracks and the magnificent Royal William Yard, a former Royal Navy victualling depot that has since been transformed into a popular waterfront destination with restaurants, cafés, independent businesses and attractive waterside walks. Combining historic character, convenient amenities and ongoing regeneration, Stonehouse offers a distinctive and well-connected place to live within Plymouth.

More Property Information
Additionally, the property benefits from communal outdoor space, a storage shed, and parking available at the back, making it a practical choice for those with a vehicle.
This property is particularly attractive to first-time buyers or investors seeking a promising opportunity within a vibrant community. With its appealing features and prime location, early viewing is highly recommended to fully appreciate what this delightful apartment has to offer. Do not miss the chance to make this lovely space your new home or investment.

Hallway
10'6" x 3'3" (3.20m x 1.00m)

Sitting Room
10'4" x 14'2" (3.15m x 4.32m)

Kitchen
7'7" x 12'6" (2.30m x 3.80m)

Bedroom
13'2" x 9'11" (4.02m x 3.02m)

Bathroom
7'2" x 5'9" (2.18m x 1.74m)

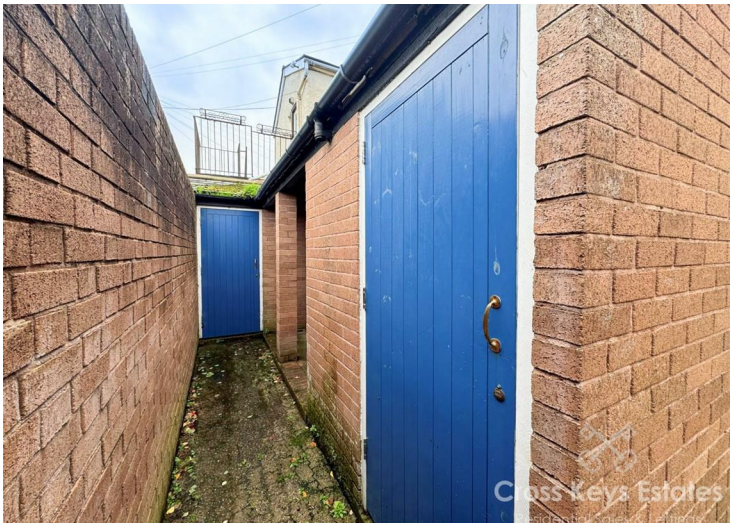
Parking

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
For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.

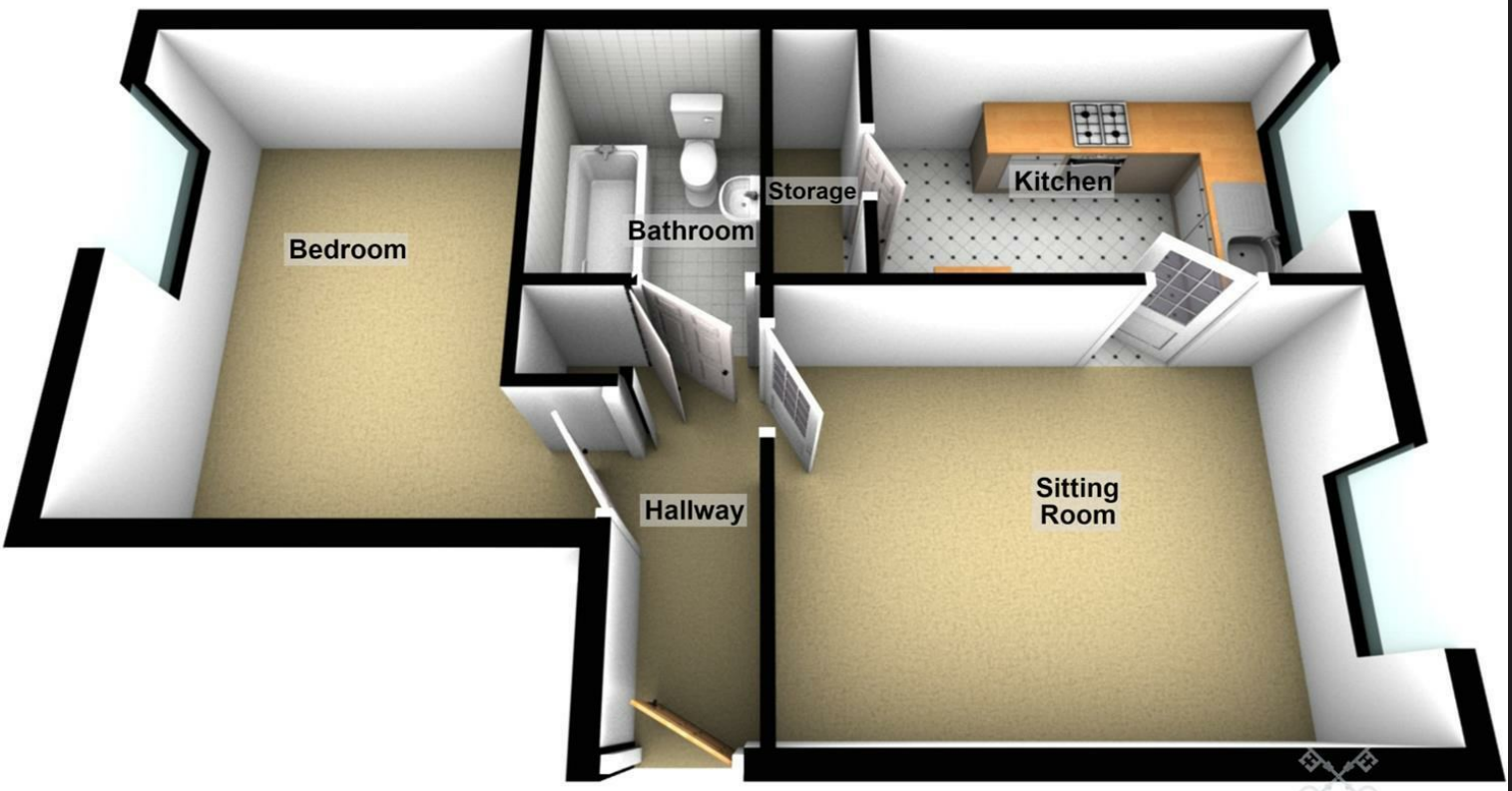






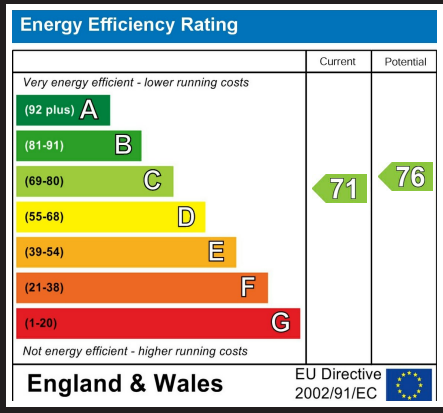


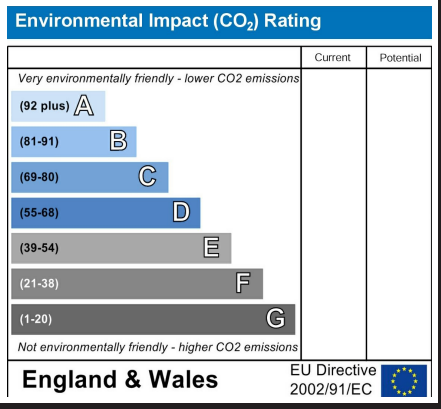
Ground Floor



Cross Keys Estates
Residential Sales & Lettings







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.

The Property Ombudsman | naea | propertymark PROTECTED | arla | propertymark PROTECTED

Council Tax Band A

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