

# Cross Keys Estates

Opening doors to your future



  
Cross Keys Estates  
Residential Sales & Lettings



37 Portland Court  
Plymouth, PL1 4PU

Guide Price £115,000 Leasehold - Share of Freehold



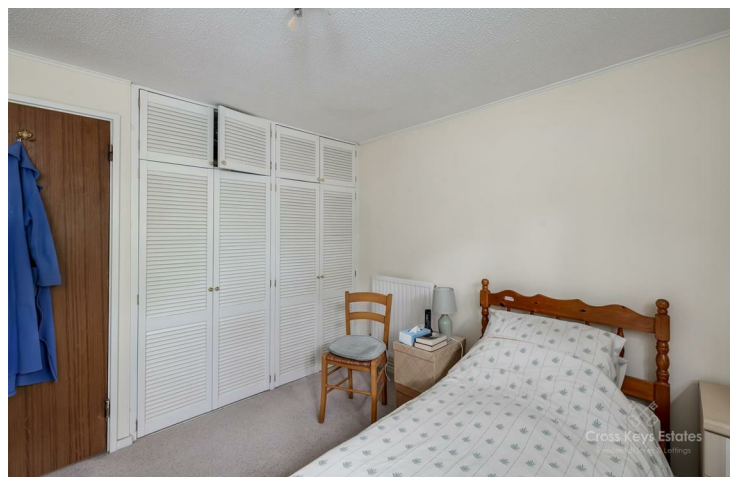
37 Portland Court, Plymouth, PL1 4PU

Guide Price £115,000 Leasehold - Share of Freehold

\*\* Guide Price £115,000 to £125,000 \*\*

Cross Keys Estates is delighted to present this spacious ground floor apartment located in the highly sought-after Portland Court in Stoke. This well-presented property, has recently undergone refurbishment, showcasing new flooring, a stylish modern fitted kitchen that is sure to impress and a new shower room. The apartment features two generous double bedrooms, providing ample space for relaxation and rest. The large sitting room and dining area offer a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. From the sitting room, you can enjoy a lovely outlook over the communal grounds, enhancing the sense of peace and tranquility that this property offers.

- Spacious Ground Floor Apartment
- Peaceful Cul De Sac Location
- Highly Sought After Area
- Large Sitting Room/Diner
- Stylish Modern Fitted Kitchen
- Two Generous Double Bedrooms
- Well Presented, Newly Refurbished
- Private Allocated Parking
- Close To Parks & Amenities
- Early Viewing Advised, EPC-72



## 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

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away) and Plymouth airport (5 miles from the city centre).

### Stoke

Stoke is a sought after residential district, much of which is a conservation area due to the high density of Regency and Victorian homes in the area. Located approx. 1 mile from Plymouth centre offering easy access to Plymouth ferry port and within 3 miles of the A38. Primary schools in the area include Stoke Damerel and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. City College Plymouth is located on the southern fringes of the area. There are a number of large recreational areas including Mount Pleasant Recreation Ground, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located off Milehouse Road.

### More Property Information

Situated in a peaceful cul-de-sac location, this apartment is conveniently close to local parks, making it an ideal choice for those who appreciate outdoor spaces. With allocated off road parking, this property is perfect for first-time buyers or those looking to downsize, offering a turn-key ready solution for modern living. Early viewing is highly advised to fully appreciate the charm and convenience of this delightful apartment, which also benefits from a long lease. Don't miss the opportunity to make this lovely home your own.

### Entrance Vestibule

### Hallway

### Sitting/Dining Room

15'8" x 11'2" (4.77m x 3.40m)

### Fitted Kitchen

10'4" x 7'2" (3.15m x 2.19m)

### Bedroom 1

12'8" x 10'8" (3.85m x 3.25m)

### Bedroom 2

10'1" x 7'7" (3.08m x 2.30m)

### Shower Room

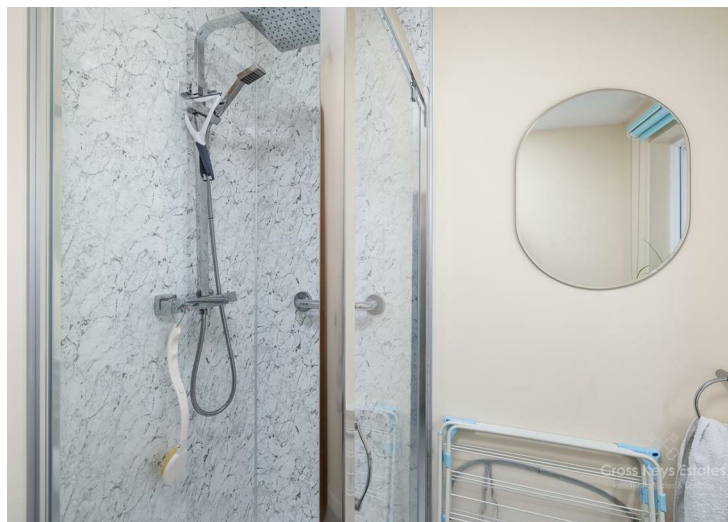
### Parking

### Financial Services

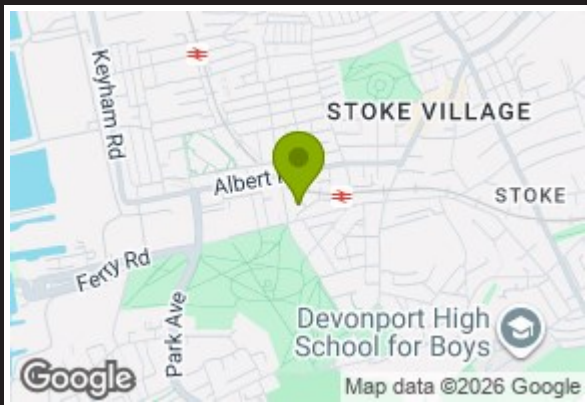
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment 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

### 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



## 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			
England & Wales		72	76
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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