Cross Keys Estates

Opening doors to your future

16 Sylvan Court
Plymouth, PL1 5PP

Guide Price £140,000 - £150,000 Leasehold

16 Sylvan Court, Plymouth, PL1 5PP

Guide Price £140,000 - £150,000 Leasehold

** Guide Price £130,000 to £140,000 **
Cross Keys Estates is pleased to present this spacious and beautifully refurbished apartment situated in the sought-after Sylvan Court development in Stoke. This purpose-built residence features two generously sized double bedrooms, making it an excellent choice for first-time buyers or anyone in search of a comfortable living environment.
Upon entering the apartment, you will be greeted by a large living area that is both bright and airy, creating an inviting atmosphere perfect for relaxation or entertaining guests. The property has been meticulously updated, with every ceiling replastered and the entire flat freshly painted, ensuring a modern and appealing aesthetic. The new flooring throughout adds a touch of elegance, while the updated light fixtures and door handles enhance the contemporary feel of the home.

- Spacious Purpose Built Apartment
- New Flooring Fitted Throughout
- Allocated Off Road Parking Space
- Wi-Fi Controlled Electric Radiators Installed Throughout
- New Oven, Hob and Extractor Fan
- Two Ample Sized Double Bedrooms
- Private Sylvan Court Development
- Great Access To Local Amenities
- Fantastic & Popular Location in Stoke
- No Onward Chain, EPC-D68

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 is a city on the south coast of Devon, about 37 miles south-west of Exeter and 190 miles west-south-west 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 adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and 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 South West, 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. 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.

Stoke

Just a stones throw away from the ever popular Stoke Village where a number of local amenities can be found. Stoke is well known for having an abundance of Victorian, Georgian and Edwardian properties within a conservation area. The area boasts easy access into Plymouth City Centre, which is only a short drive away and many local bus services run through the area giving access to all areas across Plymouth. Some of the amenities provided includes a co-operative store, pharmacy, cafe's, charity shops, public houses and much more. Devonport High School for Boys & Plymouth City College can be found her in Stoke which is yet another added benefit along with being within close proximity to Devonport Dockyard and the Torpoint Ferry giving access in Cornwall.

More Property Information

One of the key advantages of this apartment is the allocated off-road parking space, ensuring convenience for residents. Additionally, the location offers great access to local amenities, making daily errands and leisure activities easily manageable.

With no onward chain, this property is move-in ready, allowing you to settle in without delay. Whether you are looking to make your first step onto the property ladder or seeking a low-maintenance home, this apartment at Sylvan Court is a wonderful opportunity not to be missed.

Living Room

17'8" x 13'2" (5.39m x 4.03m)

Kitchen

6'8" x 9'11" (2.04m x 3.04m)

Hallway

Primary Bedroom

13'7" x 11'1" (4.16m x 3.40m)

En-Suite

Bedroom 2

11'2" x 10'2" (3.42m x 3.11m)

Bathroom

Cross Keys Estates Lettings Department

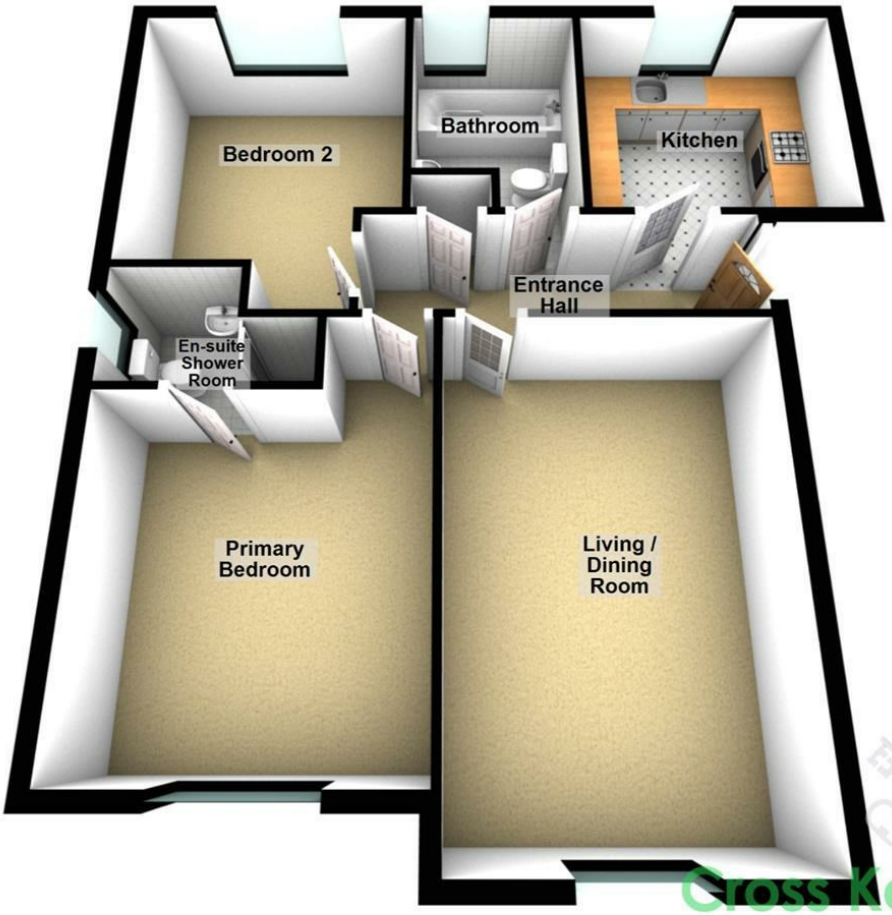
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services

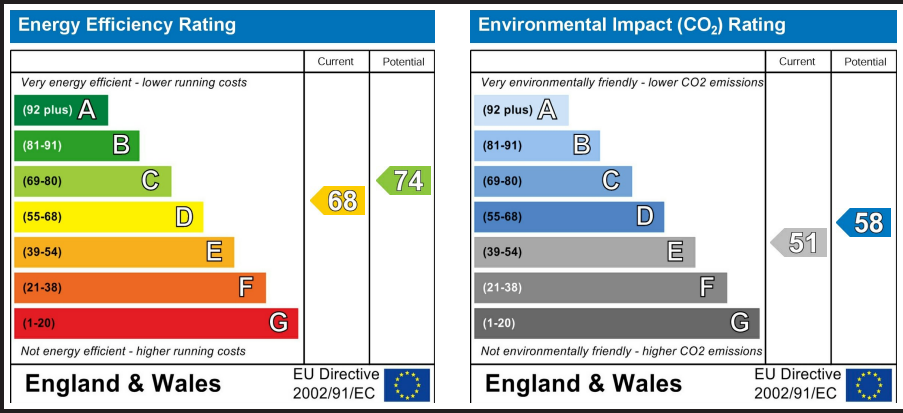
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment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

Parking

Fourth 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 B

Cross Keys Estates
Opening doors to your future

Sales, Cross Keys House 51-53 Devonport Road,,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net