Cross Keys Estates

Opening doors to your future

1a Riga Terrace
Plymouth, PL3 6BU

Guide Price £80,000 - £90,000 Leasehold

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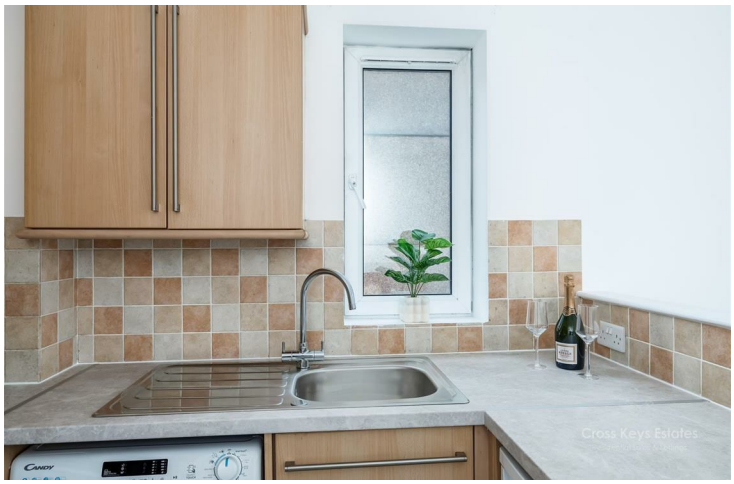
** Guide Price £70,000 to £80,000 **
Cross Keys Estates is delighted to introduce this spacious one-bedroom apartment located in the highly desirable area of Laira, on Riga Terrace. This charming property, dating back to the 1920s, has been immaculately presented and newly decorated, making it move-in ready for its next fortunate owner.
As you enter, you will find a generous and bright double bedroom that offers a comfortable retreat. The open-plan sitting room and kitchen create a welcoming space, perfect for both relaxation and entertaining.

- Spacious One Bedroom Apartment
- South Facing Raised Outside Area
- Generous Bright Double Bedroom
- Sought After Residential Area
- Perfect For First Time Buyers
- Immaculately Presented Throughout
- Sleek Modern Fitted Kitchen
- Open Plan Sitting Room/Kitchen
- Convenient No Onward Chain
- Early Viewing Advised, 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-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 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 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.
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.

Laira
The property benefits from a highly convenient position within the area known as Laira. This ever popular locally with first time buyers and buy to let investors thanks to its abundance of nicely proportioned yet affordable properties. This property specifically can be found just around the corner from numerous local amenities found along Torridge Way, with further amenities available in nearby Higher Compton and Mutley Plain. Numerous popular local schools are also within close proximity to the property. Regular bus routes operate along Pike Road itself providing direct access into Plymouth City Centre and other areas across the city.

More Property Information
The good-sized, well-lit bathroom adds to the overall appeal of this delightful apartment.
One of the standout features of this property is its convenient no onward chain, allowing for a smooth and hassle-free purchase. Additionally, the apartment is ideally situated close to local amenities and shops, ensuring that everything you need is just a short stroll away.
This property is perfect for first-time buyers looking to step onto the property ladder in a vibrant and friendly community. Given its excellent condition and prime location, early viewing is highly advised to avoid disappointment. Don't miss the opportunity to make this lovely apartment your new home.

Kitchen/Living Room
14'10" x 9'5" (4.53m x 2.88m)

Hallway
3'1" x 6'7" (0.95m x 2.00m)

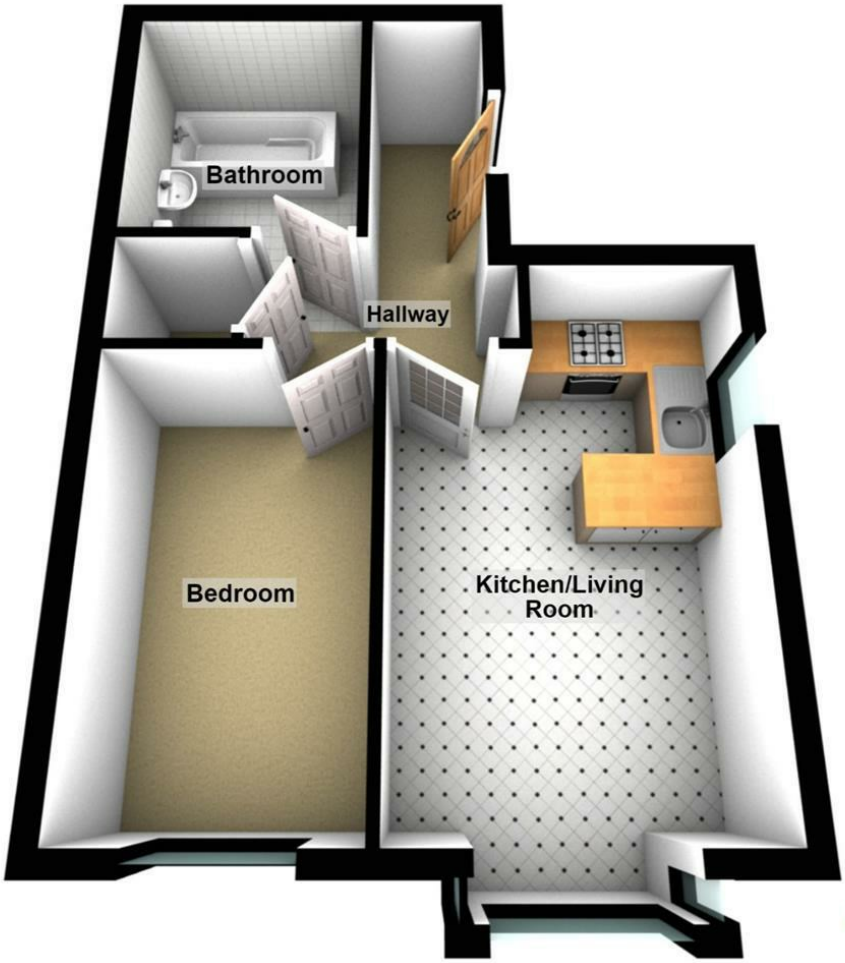
Bedroom
12'4" x 7'3" (3.75m x 2.20m)

Bathroom
7'4" x 6'8" (2.23m x 2.03m)

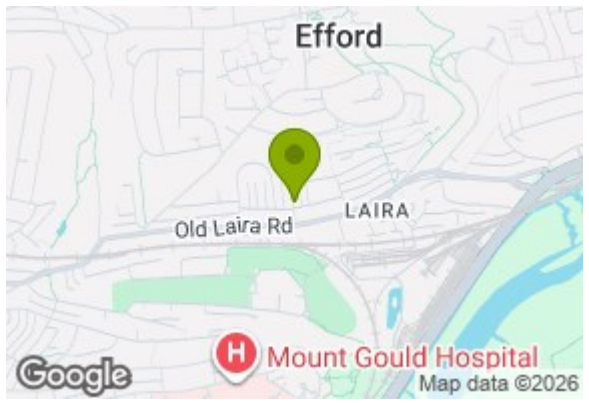
Cross Keys Estates Lettings Department
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our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

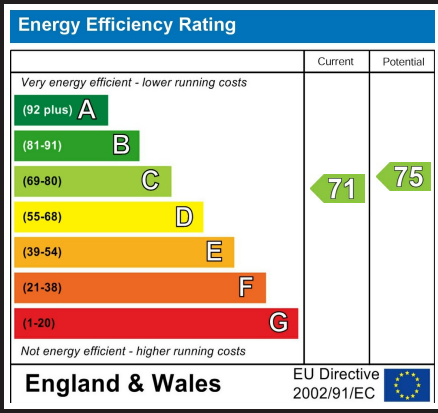
Financial Services
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on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

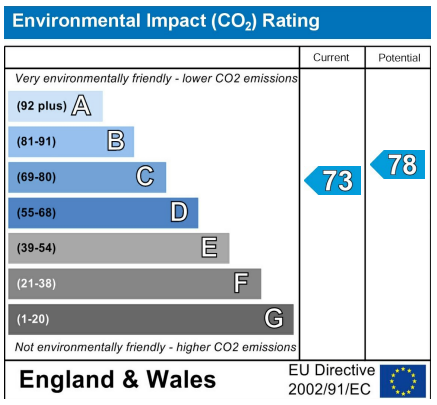
Ground Floor



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

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Council Tax Band A

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