



Cross Keys Estates

Opening doors to your future




Cross Keys Estates
Residential Sales & Lettings



Top Floor Flat 8 Molesworth Road
Plymouth, PL1 5LZ

Guide Price £140,000 - £160,000 Leasehold 50% Share of Freehold



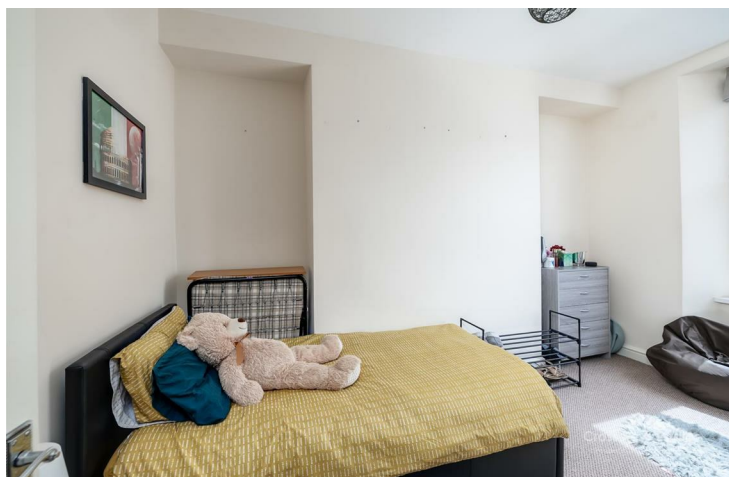
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Cross Keys Estates is delighted to present this delightful Georgian apartment on Molesworth Road. This apartment offers a perfect blend of modern living and classic elegance. With two generous double bedrooms, this spacious residence is ideal for first-time buyers or those seeking a sound investment opportunity. The large modern kitchen and dining room boast contemporary open-plan living, making it a perfect setting for family meals or gatherings with friends. The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised to its fullest potential.

- Spacious First & Second Floor Apartment
- Two Generous Double Bedrooms
- Large Modern Kitchen/Dining Room
- Contemporary Open Plan Living
- Sought After Residential Area
- Beautiful Park-side Location
- One Off Road Parking Space
- Close To Local Amenities & Shops
- Ideal For FTB Or Investment
- Long Lease, EPC-TBC



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

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.

Millbridge

Millbridge is a small neighbourhood of Plymouth, on the boundary of what used to be the towns of Plymouth and Devonport.

What was originally a self-standing village (which has now been subsumed within the city) lies to the north of the toll bridge, originally built by Sir Piers Edgcumbe in 1525, that crossed what used to be the Deadlake or Stonehouse Creek, to the west of Pennycomequick, the south of Stoke village and to the east of Stoke Church. It derives its name from the old toll bridge (adjacent to a naval saw mill) across the creek between Eldad Hill and Molesworth Road, at one time the principal link between Plymouth and Devonport. The creek to the east of the bridge was filled in with material from the quarries at Cattedown and Oreston during the late 1890s and the ground created became a municipal park, Victoria Park, which was officially opened in 1903. The remainder of the creek to the west of Millbridge, up to Stonehouse Bridge and Pool, was filled in and by 1972 the whole area had been developed as rugby pitches. These pitches are often used by Devonport High School for Boys and the Old Boys RFC

More Property Information

The property features a well-appointed bathroom and benefits from one off-road parking space, a valuable asset in this sought-after residential area. The beautiful park-side location enhances the appeal, offering a serene environment for leisurely strolls or outdoor activities.

With a long lease in place, this apartment is turn-key ready, allowing you to move in without delay. Its proximity to local amenities ensures that you have everything you need within easy reach, making daily life convenient and enjoyable.

Early viewing is highly advised to fully appreciate the charm and potential of this lovely home. Do not miss out on the opportunity to make this splendid apartment your own in a desirable location.

Communal Hallway

Entrance Hall

Kitchen/Dining Room

11'4" x 16'5" (3.46m x 5.00m)

Utility

6'2" x 3'11" (1.87m x 1.20m)

Sitting Room

13'1" x 9'3" (3.99m x 2.81m)

Master Bedroom

13'5" x 11'6" (4.09m x 3.51m)

Bedroom 2

13'1" x 8'9" (3.99m x 2.67m)

Bathroom

Parking At Rear

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

Lease Details

Tenure: Leasehold

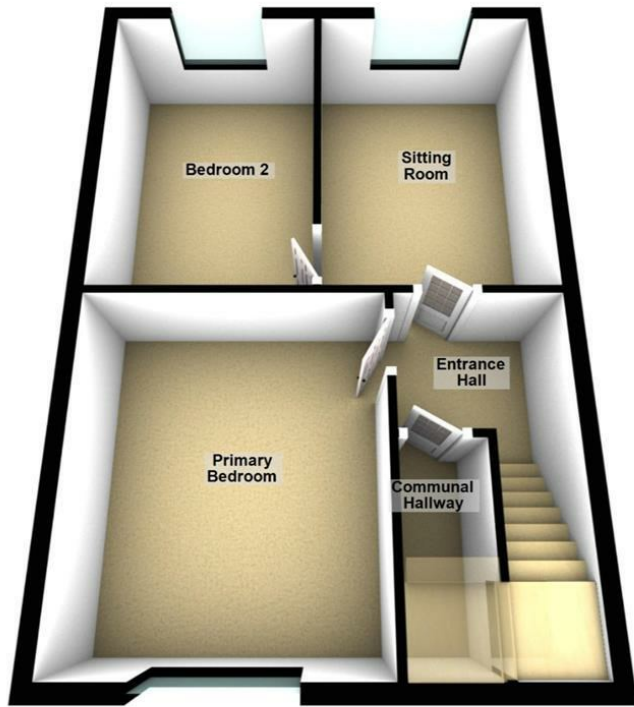
Lease Length: 999

Years Remaining: 996

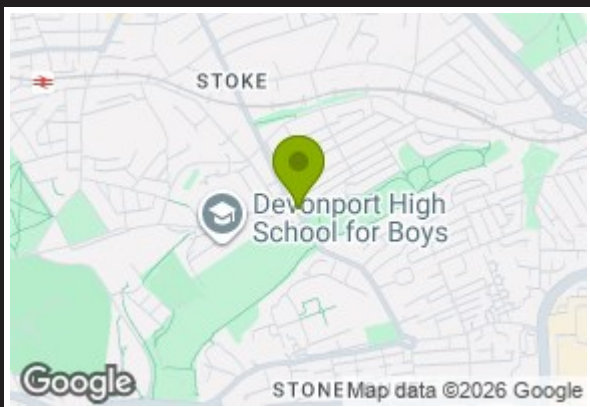
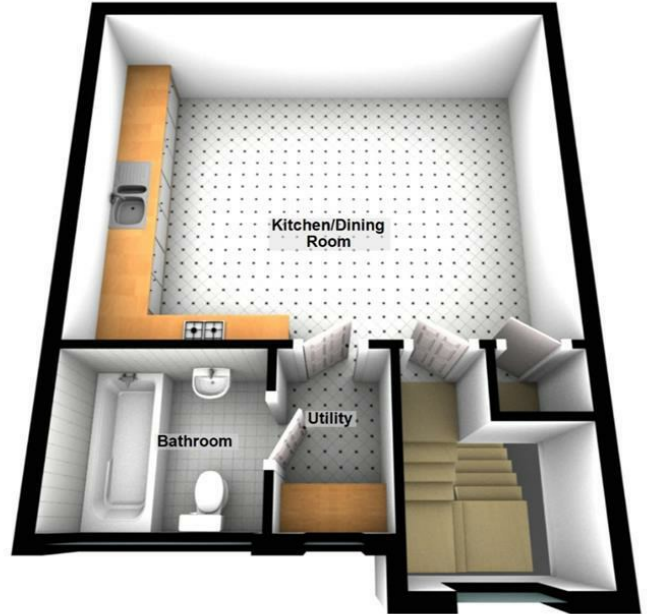
50% Share of Freehold & Parking Space



First Floor



Second 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 | | 80 | 80 |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | 82 | 82 |
| | | 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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