Cross Keys Estates

Opening doors to your future







36 Cressbrook Drive

Plymouth, PL6 8RY

Guide Price £150,000 Leasehold



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** Guide Price £150,000 to £160,000 **
Cross Keys Estates is delighted to present this spacious first-floor apartment located on the desirable Cressbrook Drive in Estover. Nestled in a peaceful cul-de-sac, this property offers a tranquil retreat while remaining conveniently close to local amenities, shops, and Derriford Hospital.
The apartment features a bright and airy sitting room, perfect for relaxation and entertaining. It boasts two generously sized double bedrooms, both flooded with natural light, creating a warm and inviting atmosphere. The kitchen/breakfast room is well-appointed, providing an ideal space for culinary endeavours and casual dining.

- Spacious First Floor Apartment
- Two Good Size Double Bedrooms
- Peaceful Cul De Sac Location
- Sleek Newly Fitted Shower Room
- Perfect For First Time Buyers
- Well Presented Throughout
- Light And Airy Sitting Room
- Fantastic Private Rear Garden
- Benefitting From Garage In Block
- 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-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.

Estover
Estover is a well-established and popular residential area of north-east Plymouth, ideally positioned for convenient access to local amenities, schools and major employment areas. The area offers a strong sense of community, with a variety of shops and everyday facilities close at hand, together with schools including Tor Bridge Primary and Tor Bridge High. The nearby Asda superstore provides excellent shopping convenience, while Derriford and the city centre are also easily accessible. Originally a small hamlet, Estover grew substantially during the 1970s as Plymouth expanded, creating the established residential neighbourhood enjoyed by residents today.

More Property Information
One of the standout features of this property is the lovely large private rear garden, which offers a serene outlook of trees and the picturesque Plymbridge Woods, making it a perfect spot for outdoor enjoyment. Additionally, the apartment benefits from a garage in a block and a storage shed, providing ample space for your belongings.
This apartment is particularly suited for first-time buyers, offering a long lease of 947 years remaining, with no service charge and a modest ground rent of just £50 per annum.
With its appealing features and prime location, early viewing is highly recommended to fully appreciate all that this delightful apartment has to offer.

Hallway
12'5" x 4'4" (3.78m x 1.32m)

Living Room
14'3" x 11'5" (4.35m x 3.49m)

Kitchen/Breakfast Room
8'3" x 11'5" (2.52m x 3.49m)

Primary Bedroom
13'3" x 9'2" (4.05m x 2.80m)

Bedroom 2
11'3" x 6'8" (3.44m x 2.02m)

Bathroom
5'9" x 7'1" (1.74m x 2.15m)

Garden

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

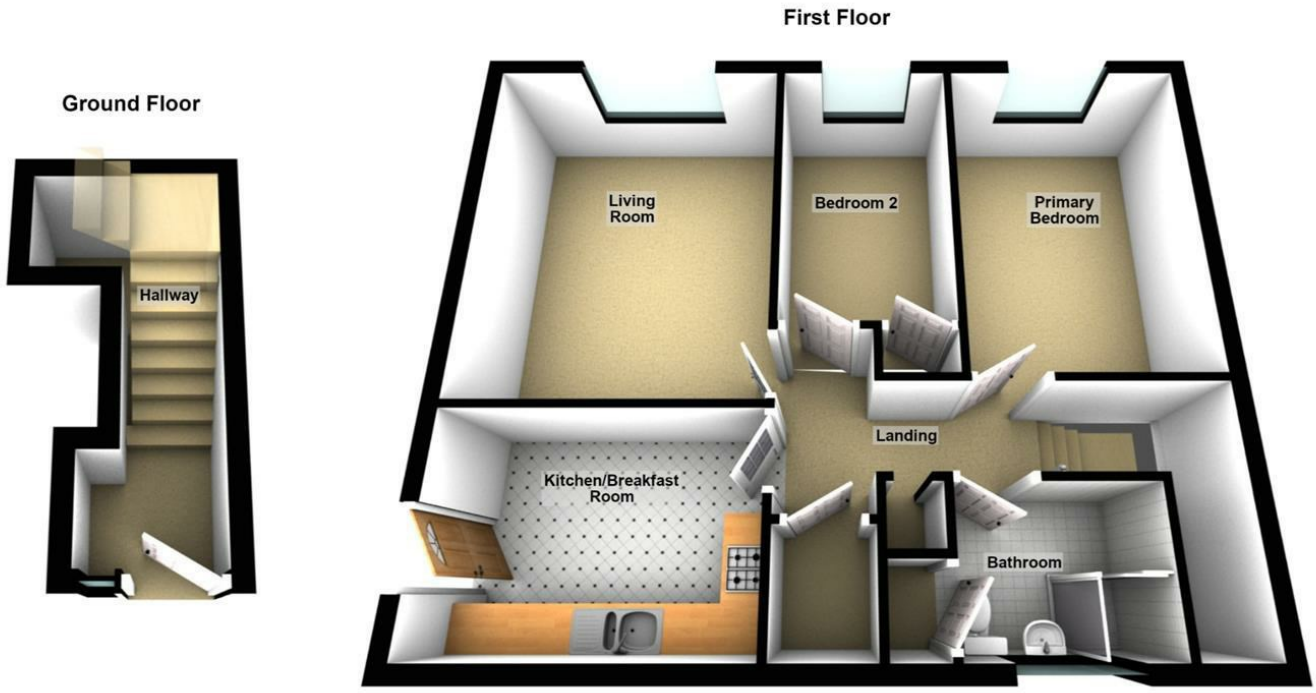
Financial Services
For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.



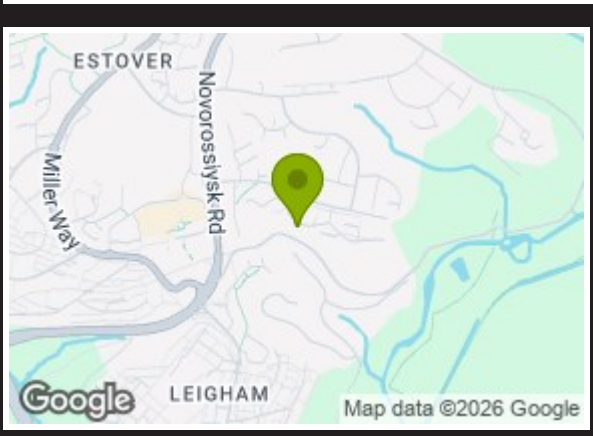


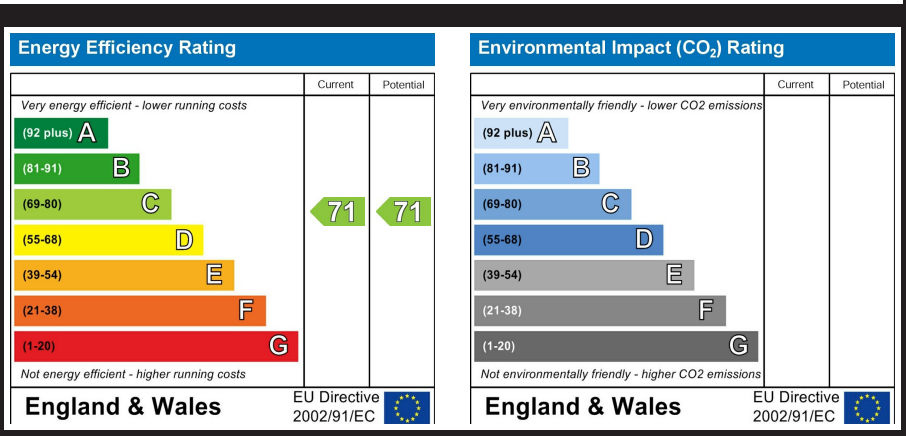






Cross Keys Estates
Residential Sales & Lettings





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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