



# Cross Keys Estates

Opening doors to your future



6 Baytree Gardens  
Plymouth, PL2 2QQ  
Guide Price £90,000 Leasehold





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**\*\* Guide Price £90,000 to £100,000 \*\***

Cross Keys Estates are delighted to bring this superb abode to the market. Nestled in the tranquil Baytree Gardens at Beacon Park, this superb first-floor apartment offers a wonderful opportunity for first-time buyers or those seeking a rental investment. Built in the 1980's, this ex-local authority property is situated at the end of a quiet cul-de-sac, ensuring a peaceful living environment. Upon entering, you will be greeted by a spacious sitting room that provides ample space for relaxation and entertaining. The fitted kitchen/dining room is perfect for those who enjoy cooking and dining at home, while the well-appointed bathroom adds to the convenience of this delightful apartment. With one generously sized bedroom, this property is ideal for individuals or couples looking for a comfortable living space.

- First Floor Purpose Built Apartment
- Double glazed, Gas Central Heating
- Ample Proportioned Double Bedroom
- Desirable Quiet Cul-De-Sac Location
- Available To Purchase Chain Free
- Ex-Local Authority With Good Lease
- Sitting room, Kitchen/Dining Room
- Lots Of Added / Built-In Storage
- Lots Of Residents Parking Bays
- Early Viewing Recommended, EPC=C79



## More Property information

The apartment boasts plenty of built-in storage, allowing for a clutter-free home, and is enhanced by double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Residents can also enjoy the communal gardens, providing a lovely outdoor space to unwind.

With a good length lease and no onward chain, this property is ready for you to move in without delay. Early viewing is highly recommended to fully appreciate the deceptive size and charm of this apartment. Don't miss out on the chance to make this lovely home your own in a sought-after location.

## 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, 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.

## Beacon Park

This is a great opportunity to acquire a lovely ex-local authority well presented first floor apartment situated within a desirable location close to supermarkets, Plymouth Life Centre which has a fantastic array of leisure facilities, Central Park, Park and Ride, and bus routes providing easy access to the vibrant City Centre and historic water's edge. Beacon Park is renowned for having great family properties normally 1930's semi-detached and latterly 1950's properties. The area is service by one of the top-rated primary schools in Plymouth, Mont Pelier School. Devonport High School for Girls is also situated just on the boundary separating Beacon Park and Milehouse. Properties in this area generally have high demand.

## Hallway

## Walk-in Storage

## Sitting Room

14'6" x 10'7" (4.42m x 3.22m)

## Kitchen/Diner

9'9" x 8'9" (2.97m x 2.66m)

## Bedroom

6'7" x 9'8" (2.00m x 2.95m)

## Bathroom

## Communal Garden & Drying Lines

## Lease Information

Original Lease Term - 125 Years with 107 Years Remaining.

Service Charge - £871.73 Per Annum (1/8th of annual maintenance cost)

Ground Rent - £10 Per Annum

Estate Charge (If Applicable) - N/A

Tenure - Leasehold

Please note that the information supplied has been requested from either original documentation provided by our client, or has been verified by an appointed legal professional or managing agency. Any information is supplied in good faith and to the best of our knowledge correct.

## 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 Peter Nixon Financial Services, 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.millman@pn-fs.co.uk

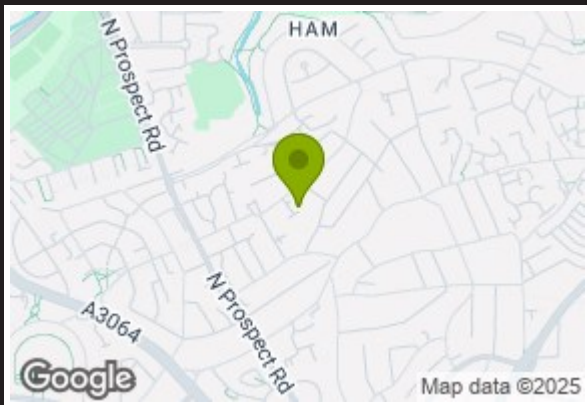




## First Floor



**Cross Keys Estates**  
Residential Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	81
England & Wales		
	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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