# Cross Keys Estates

Opening doors to your future










22 Bennett Street

Plymouth, PL1 4FF

Guide Price £115,000 Leasehold



# 22 Bennett Street, Plymouth, PL1 4FF

## Guide Price £115,000 Leasehold

** Guide Price £115,000 to £125,000 **
Cross Keys Estates are delighted to bring this property to the sales market. Nestled in the desirable area of Bennett Street, Devonport, this spacious first-floor apartment, offers a perfect blend of modern living and convenience.
The large, light and airy living room is a standout feature, bathed in natural light and enhanced by a charming Juliet balcony. This delightful space boasts double inward-opening doors that provide stunning views over the River Tamar and across to Cornwall, making it a perfect spot to relax and unwind. The apartment comprises two generous double bedrooms, providing ample space for rest and relaxation.

- Spacious First Floor Apartment
- Views Of River Tamar & Cornwall
- Two Good Size Bedrooms
- Close To Local Amenities & Shops
- Ideal For FTB Or Investors
- Large Light & Airy Living Room
- Fitted Contemporary Bathroom
- Sought After Residential Area
- Allocated Off Road Parking
- No Onward Chain, & Long Lease EPC-B82





## 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
The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well-known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away) and Plymouth airport (5 miles from the city centre). This house Occupying an ideal central location between Central Park, Mutley Plain, City Centre and University, less than half a mile distant.

## Devonport
This property is located within the recently regeneration district of Devonport. Devonport is a short distance away from Plymouth City Centre. Devonport, formerly named Plymouth Dock or just Dock, is a district of Plymouth sandwiched between, Devonport Park to the East, and the River Tamar to the West. It was, at one time, the more important settlement. It became a county borough in 1889. Devonport was originally one of the "Three Towns" (along with Plymouth and East Stonehouse); these merged in 1914 to form what would become in 1928 the City of Plymouth. It is represented in the Parliament of the United Kingdom as part of the Plymouth Sutton and Devonport constituency.

## More Property Information
The modern bathroom is bright and well-appointed, catering to all your needs. Additionally, the property benefits from allocated off-road parking, a valuable asset in this sought-after area.
Situated close to local amenities, this apartment is an excellent choice for first-time buyers or investors looking for a property with great potential. Early viewing is highly recommended to fully appreciate the charm and convenience this home has to offer. Don't miss the opportunity to make this lovely apartment your own.

## Hallway

## Kitchen
7'11" x 10'4" (2.42m x 3.15m)

## Living Room
17'9" x 10'6" (5.42m x 3.20m)

## Bathroom

## Primary Bedroom
11'5" x 10'6" (3.48m x 3.20m)

## Bedroom 2
7'10" x 14'0" (2.39m x 4.27m)

## Parking

## Financial Services
Need help arranging your mortgage? We work with Mortgage Monkeys, who can check how much you may be able to borrow, explain your options and help arrange a Decision in Principle—ask our team for an introduction.

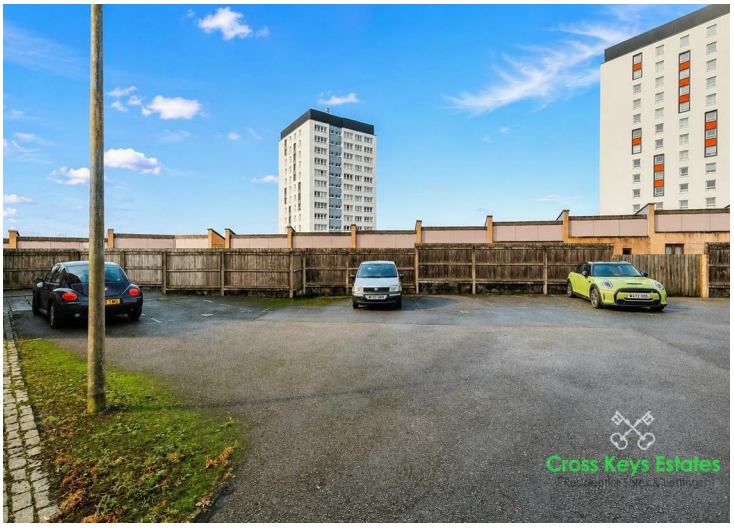
## Cross Keys Estates Lettings Department
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call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



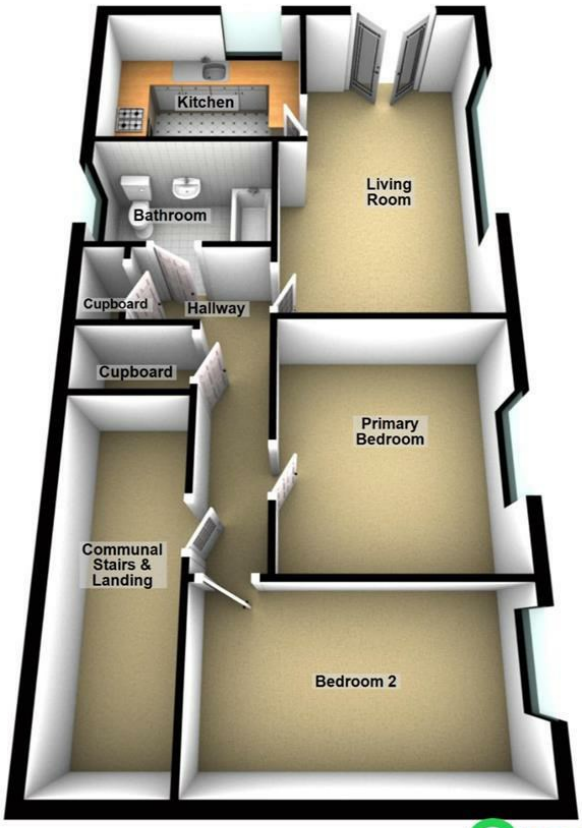




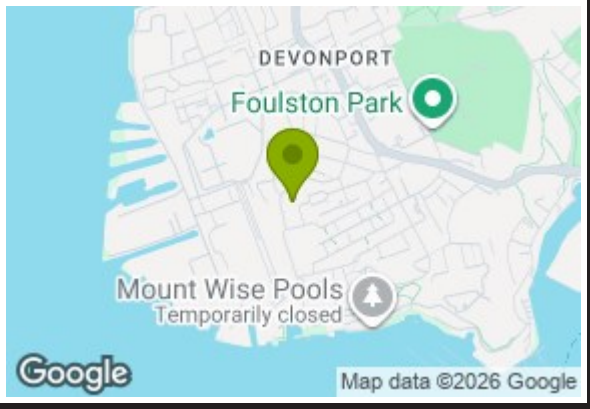


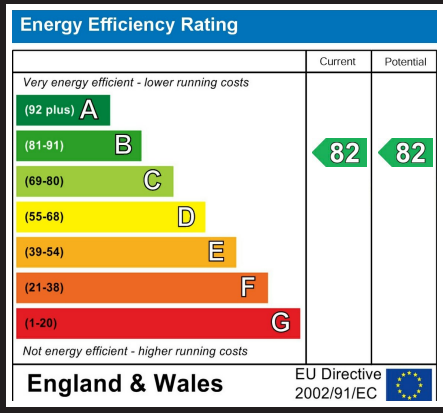



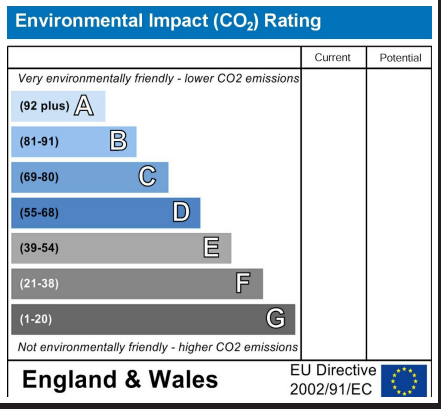
First Floor Flat




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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