



Flat 6, Brooklands, Budshead Road, Crownhill, Plymouth, PL6 5XR

Offers Over £150,000

Located in the sought-after residential area of Crownhill, Brooklands is close to reputable schooling, many local amenities and the convenient shops of Crownhill village. Derriford and the Nuffield hospital are a short drive away and local bus routes provide easy access to Plymouth City Centre and beyond. Its proximity to the A38 carriageway also allows for convenient travel beyond Plymouth. For those with a love of the outdoor pursuits, access to Dartmoor is less than 4 miles away. This is the perfect location for those seeking a great work/life balance.

Brooklands is a newly converted, stylish apartment block which sits nestled in a pretty, tree-lined area of Plymouth. Comprising of 12 high specification, one and two-bedroom apartments over two floors. These well-appointed apartments all benefit from allocated parking along with visitor parking bays.

Apartment 6 is a one bedroom ground floor property with its own front entrance, providing a sense of privacy and convenience within a modern development. The accommodation is spacious throughout and comprises of a lovely open plan living and kitchen area with space for dining. The kitchen is fitted with a range of wall and base units along with integral appliances making it a perfect home for any first time buyer or buy to let investment. The double bedroom has ample space for free standing wardrobes and additional furniture whilst the modern bathroom is complete with a shower over the bath, wash hand basin and WC. The apartment also benefits from a large storage cupboard, perfect for everyday household items.

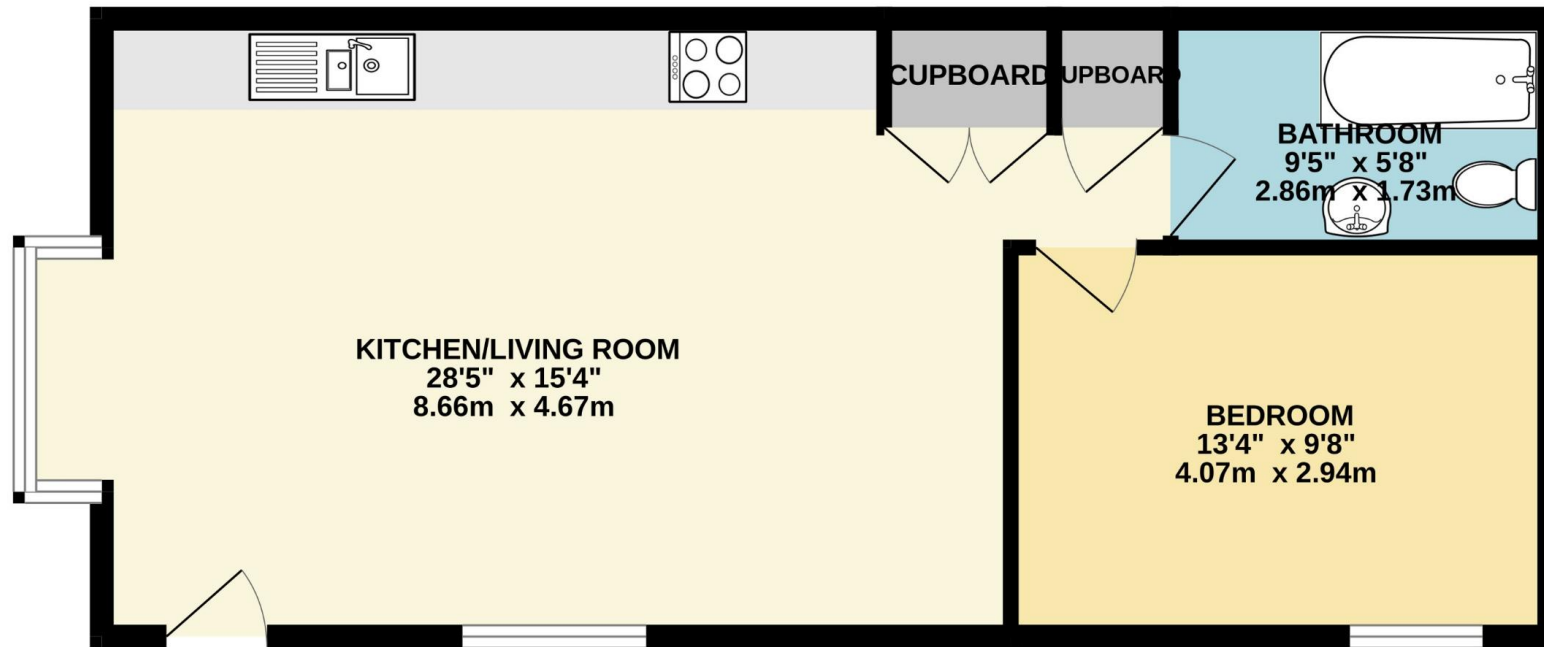
To the outside the Brooklands development enjoys peaceful surroundings and communal spaces with various benches to use. The apartment has 9 years remaining on a Global Homes Warranty.

We understand the apartment is held on a lease with 998 years remaining. The service charge is approximately £650 PA. This is subject to periodic review and the above information is provided in good faith, although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on **01752 256000**





TOTAL FLOOR AREA : 562 sq.ft. (52.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lang Town & Country
6 Mannamead Road
Plymouth
PL4 7AA

Tel: 01752 256000

Email: property@langtownandcountry.com

www.langtownandcountry.com

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