



# Cross Keys Estates

Opening doors to your future



23 Barne Close  
Plymouth, PL5 1DZ  
Price Guide £120,000 Leasehold



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\*\* Guide Price £120,000 to £130,000 \*\*

Cross Keys Estates is delighted to present this spacious purpose-built maisonette located in the desirable Barne Close, St Budeaux. This modern apartment offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and investors.

The property features a generous sitting room/diner, providing a welcoming space for relaxation and entertaining. The large modern fitted kitchen is equipped with ample storage and includes room for a breakfast table, perfect for casual dining. The maisonette boasts three light and airy double bedrooms, ensuring plenty of space for family or guests. The bathroom is well-appointed, catering to the needs of modern living.

- Spacious Purpose Built Maisonette
- Great Size Sitting Room/Diner
- Three Light And Airy Bedrooms
- Communal Gardens
- Ideal for Investors Or FTB
- Large Modern Fitted Kitchen
- Popular Residential Area
- Parking Spaces Available
- Quiet Cul-De-Sac Location
- No Onward Chain, EPC-C69



## 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.

## St Budeaux

Today, St Budeaux includes a Catholic church, a Methodist church, a Baptist church and two Church of England churches. It also has a public library, three pubs, four primary schools and two railway stations, although the village does not have its own secondary school. Most of the main shops including a KFC outlet, are situated in St Budeaux Square which is adjacent to Wolseley Road. Most children of secondary school age in the area attend Marine Academy Plymouth in the nearby ward of King's Tamerton or bus to one of the residual grammar schools or one of the many other community colleges. While the official boundaries of the ward itself cover approximately 5 square kilometres, St Budeaux is often considered to include the neighbouring wards of Barne Barton and Kings Tamerton

## More Property Information

Additionally, the property benefits from parking spaces in the car park, a valuable asset in this popular residential area. The long lease, with 974 years remaining, adds to the appeal, providing peace of mind for prospective buyers.

Situated in a quiet cul-de-sac, this maisonette is close to local amenities, schools, and access routes, making it a practical choice for everyday living. The communal gardens offer a pleasant outdoor space for relaxation. With tenants currently in situ, this property presents an excellent opportunity for investors, while first-time buyers will appreciate the absence of an onward chain.

Early viewing is highly recommended to fully appreciate the charm and potential of this lovely home. Don't miss out on the chance to make this delightful maisonette your own.

## Hallway

8'7" x 7'10" (2.61m x 2.40m)

## Sitting Room/Diner

11'4" x 18'11" (3.46m x 5.76m)

## Kitchen

11'7" x 10'9" (3.54m x 3.27m)

## Landing

7'6" x 7'9" (2.28m x 2.37m)

## Primary Bedroom

11'4" x 10'10" (3.46m x 3.30m)

## Bedroom 2

9'5" x 10'10" (2.88m x 3.30m)

## Bathroom

6'10" x 4'9" (2.08m x 1.46m)

## Toilet

3'4" x 2'8" (1.02m x 0.81m)

## Bedroom 3

8'4" x 7'9" (2.54m x 2.37m)

## 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

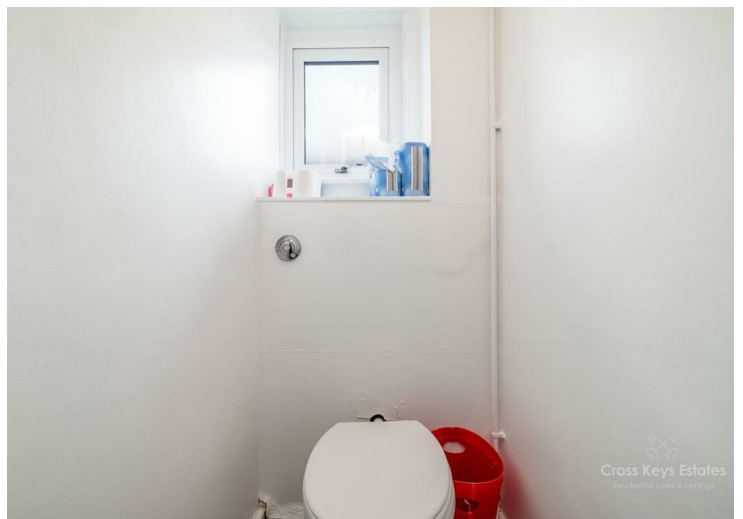
## Lease Details

Lease term:999 years from Jan 2001.

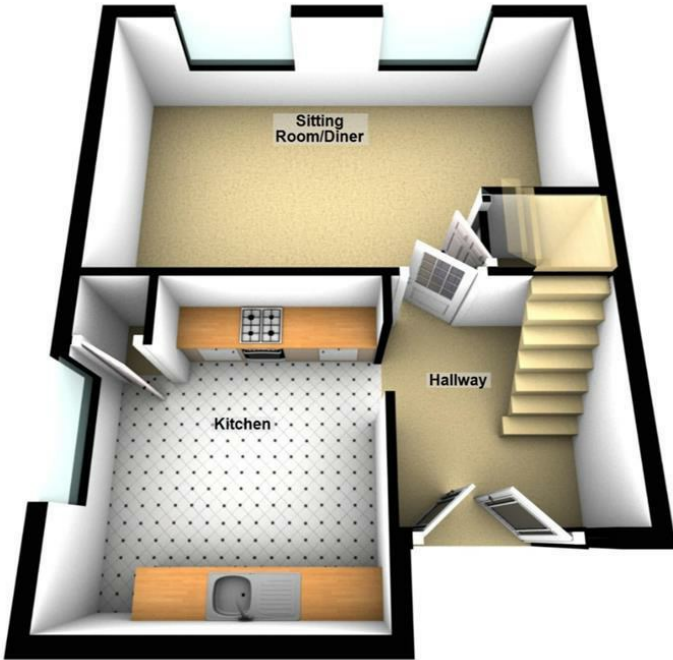
Years remaining: 974 years

Service charge £154.75pcm.

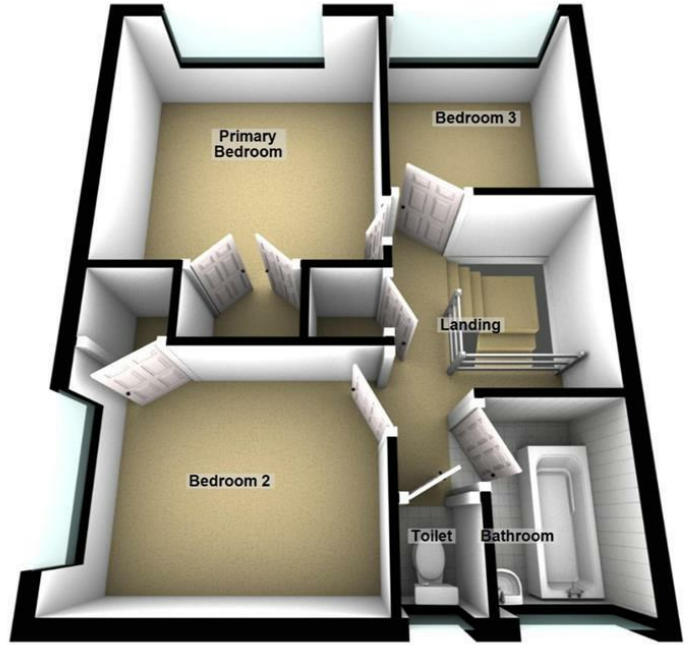
Managing agent Crown Property.



Ground Floor



First 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			
		69	74
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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