



# Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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18 Queen Street  
Plymouth, PL1 4NB  
Guide Price £120,000 Leasehold



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

Cross Keys Estates are pleased to showcase this well-presented first-floor apartment which offers a perfect blend of comfort and convenience. Located on Queen Street, the property is ideally situated close to the Dockyard and the Torpoint ferry along with local amenities and shops, making it an excellent choice for those who value accessibility to local amenities and transport links. The apartment boasts two generous double bedrooms, providing ample space for relaxation and rest. The fantastic size sitting room/diner is perfect for entertaining guests or enjoying quiet evenings at home. The modern kitchen is designed for both functionality and style, while the contemporary bathroom, complete with a separate toilet, adds to the overall appeal of the property.

- Purpose Built First Floor Apartment
- Large Sitting Room/Diner
- Sleek Modern Fitted Kitchen
- Convenient Office Room
- Well Presented Throughout
- Sought After Devonport Area
- Two Good Size Double Bedrooms
- Bright Bathroom/Separate Toilet
- Parking Spaces To The Rear
- Ideal For FTB, EPC-C80



## 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.

## 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

Additionally, the apartment features a convenient office room, ideal for those who work from home or require extra space for study. Residents will also benefit from parking spaces available in the dedicated car park, ensuring ease of access for both residents and visitors.

This property is an excellent opportunity for first-time buyers or investors looking to enter the market in a sought-after location. With its attractive features and prime location, early viewing is highly advised to fully appreciate all that this apartment has to offer. Don't miss your chance to make this delightful home your own.

## Hallway

## Kitchen

11'2" x 8'6" (3.40m x 2.60m)

## Sitting Room/Diner

10'9" x 18'9" (3.27m x 5.72m)

## Primary Bedroom

9'2" x 15'4" (2.80m x 4.68m)

## Bedroom 2

7'11" x 15'11" (2.42m x 4.86m)

## Bathroom

## Toilet

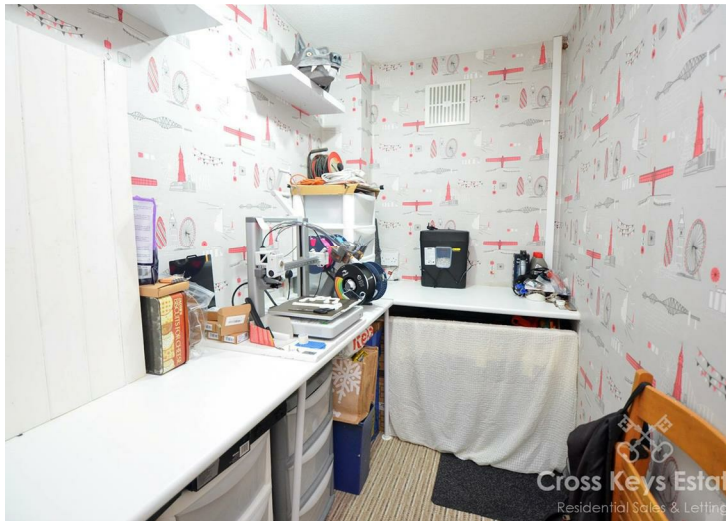
## Office

4'9" x 8'2" (1.44m x 2.50m)

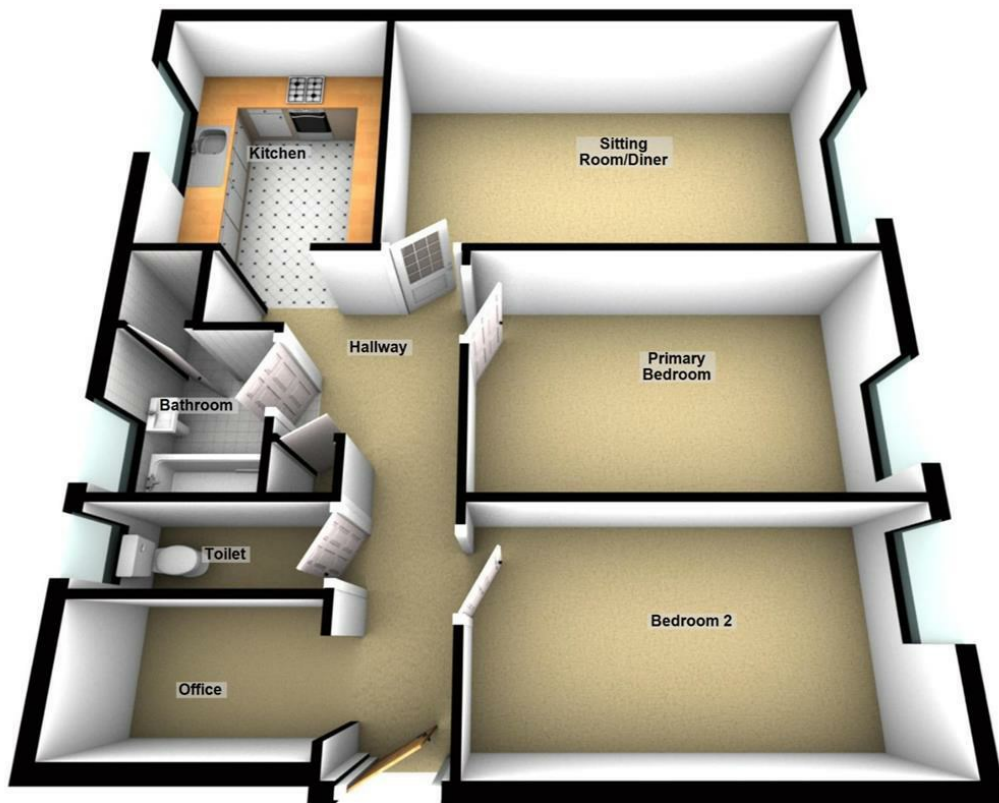
## Cross Keys Estates Lettings Department

## 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



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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Sales, Cross Keys House 51-53 Devonport Road,,  
Stoke, Plymouth, Devon, PL3 4DL  
Tel: 01752 500018 | sales@crosskeysestates.net  
www.crosskeysestates.net