



# Cross Keys Estates

## Opening doors to your future



5 Kelvin Avenue  
Plymouth, PL4 7EY

Guide Price £120,000 Leasehold - Share of Freehold



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\*\* Guide £120,000 to £130,000 \*\*

Cross Keys Estates is delighted to present this charming end terrace maisonette located on Kelvin Avenue in the desirable area of Lipson. This property boasts three generously sized bedrooms, each filled with an abundance of natural light, making it a warm and inviting space for families or individuals alike.

The open plan sitting room and kitchen create a modern and sociable environment, perfect for entertaining guests or enjoying family time. The kitchen is fitted with sleek, contemporary units, ensuring that it is both stylish and functional. The maisonette also features a well-appointed bathroom, designed with modern fittings to provide a comfortable and relaxing experience.

- Characteristic End Terrace Maisonette
- Highly Popular Residential Area
- Sleek Modern Fitted Bathroom
- Perfect For First Time Buyers
- Well Presented Throughout
- Three Generously Sized Bedrooms
- Open Plan Sitting Room/Kitchen
- Close To Amenities, Schools & Shops
- Benefitting From Long Lease
- No Onward Chain, EPC=E51



Cross Keys Estates  
Residential Sales & Lettings



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## 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.

### Lipson

Situated in Lipson which boasts a convenient central location within close proximity to a wealth of local amenities found in nearby Mutley Plain and slightly further away in the City Centre. Regular local bus services run nearby along Old Laira Road/Alexandra Road giving access into the City Centre and other areas across the city. Lipson Co-operative Academy and Lipson Vale Primary School are both located nearby and both have Good Ofsted Reports.

### More Property Information

This property is particularly appealing to first-time buyers and investors, given its well-presented condition throughout. The double glazing and gas central heating ensure a cosy atmosphere, making it an ideal home for all seasons.

Situated close to local amenities and schools, this maisonette offers convenience and accessibility, making it a perfect choice for families or professionals. Early viewing is highly advised to fully appreciate the character and charm this property has to offer. Don't miss the opportunity to make this delightful maisonette your new home.

### Entrance Hall

#### Sitting Room

9'7" x 12'10" (2.91m x 3.92m)

#### Dining Area

4'9" x 3'0" (1.45m x 0.92m)

#### Kitchen

5'11" x 12'10" (1.81m x 3.92m)

#### Landing

#### Primary Bedroom

11'7" x 11'9" (3.54m x 3.59m)

#### Bathroom

#### Bedroom 2

18'1" x 10'2" (5.52m x 3.10m)

#### Bedroom 3

10'7" x 7'4" (3.23m x 2.23m)

### Lease Details

Type-Leasehold

Reverse Freehold

Lease term-999 years

Time remaining-989 years

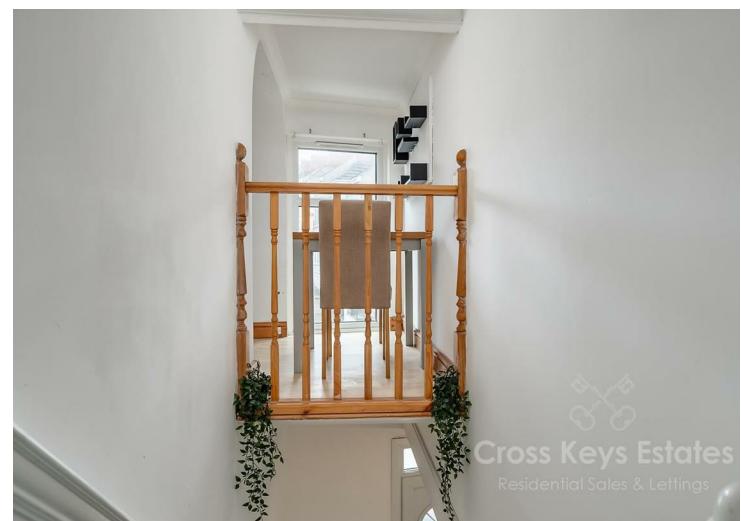
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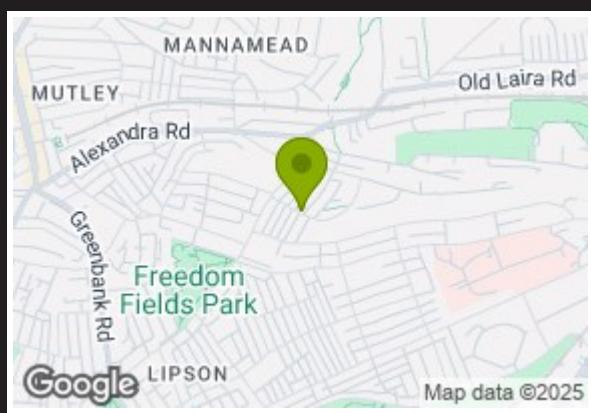
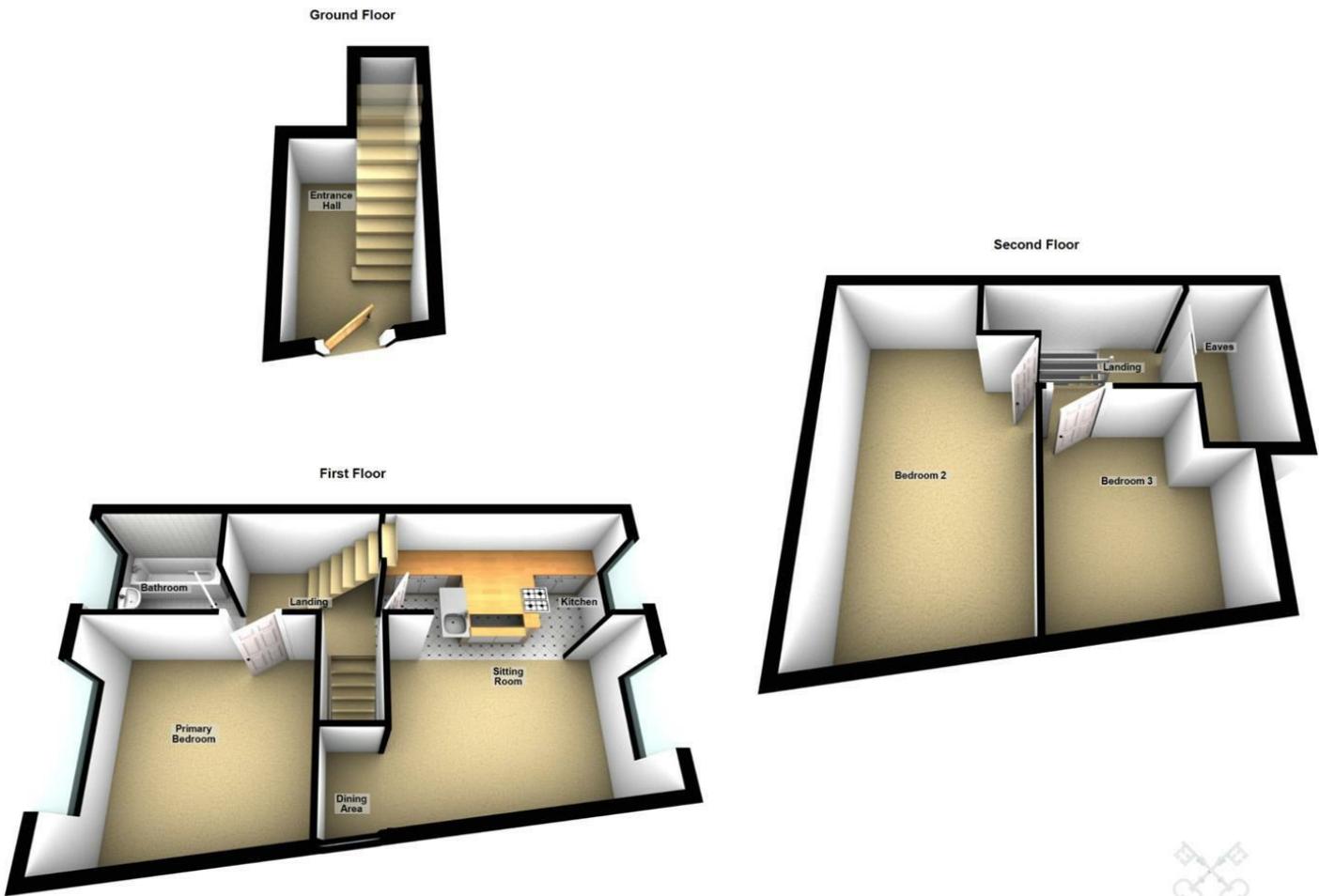
### Cross Keys Estates Lettings Department

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](mailto:sarah.millman@pn-fs.co.uk)

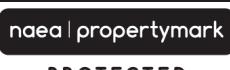




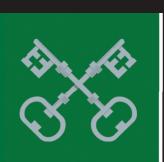
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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