



Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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GFF 19 Napier Terrace
Plymouth, PL4 6ER

Guide Price £165,000 Leasehold - Share of Freehold



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** Guide Price £165,000 to £180,000 **

Cross Keys Estates is delighted to introduce this charming characteristic period apartment located on the sought-after Napier Terrace in Mutley, Plymouth. This delightful residence boasts two spacious double bedrooms situated on the lower ground floor, providing a comfortable and inviting atmosphere.

The generous sitting room features a lovely bay window, allowing natural light to flood the space, creating a warm and welcoming environment. The stunning modern fitted kitchen/diner is a true highlight of the apartment, complete with a stylish island and French doors that open onto a small balcony, perfect for enjoying a morning coffee or an evening glass of wine.

- Characteristic Period Apartment
- Generous Sitting Room, Bay Window
- Highly Sought After Location
- Good Size Rear Courtyard Garden
- Available With No Onward Chain
- Two Spacious Double Bedrooms
- Stunning Modern Fitted Kitchen
- Close To Local Amenities & High Street
- Bathroom & Additional Toilet
- Early Viewing Advised, EPC-C71



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.

Mutley

The property benefits from being within close proximity to a wealth of local amenities found along nearby Mutley Plain or Hyde Park. Plymouth City Centre and Plymouth University can also be found nearby thanks to the property's central location and local bus routes operate along Alexandra Road giving access into the City Centre and other locations across the city. A number of popular local primary and secondary schools are also just a short distance away.

More Property Information

The apartment also includes a good-sized bathroom and additional toilet, ensuring convenience and comfort for its residents. Nestled in a highly desirable area, this property is conveniently close to local amenities, making it an ideal choice for those seeking both charm and practicality.

This period apartment offers a unique blend of character and modern living, making it a perfect home for individuals or couples looking to settle in a vibrant community. Don't miss the opportunity to make this delightful apartment your own.

Sitting Room

15'5" x 15'3" (4.70m x 4.65m)

Kitchen

12'4" x 14'2" (3.75m x 4.31m)

Toilet

Hallway

Primary Bedroom

14'1" x 15'8" (4.30m x 4.80m)

Bathroom

Bedroom 2

11'8" x 11'2" (3.56m x 3.41m)

Courtyard Garden

Lease Details

Tenure - Share of Freehold. 50% share.

Lease term - 960 years

Cross Keys Estates Lettings Department

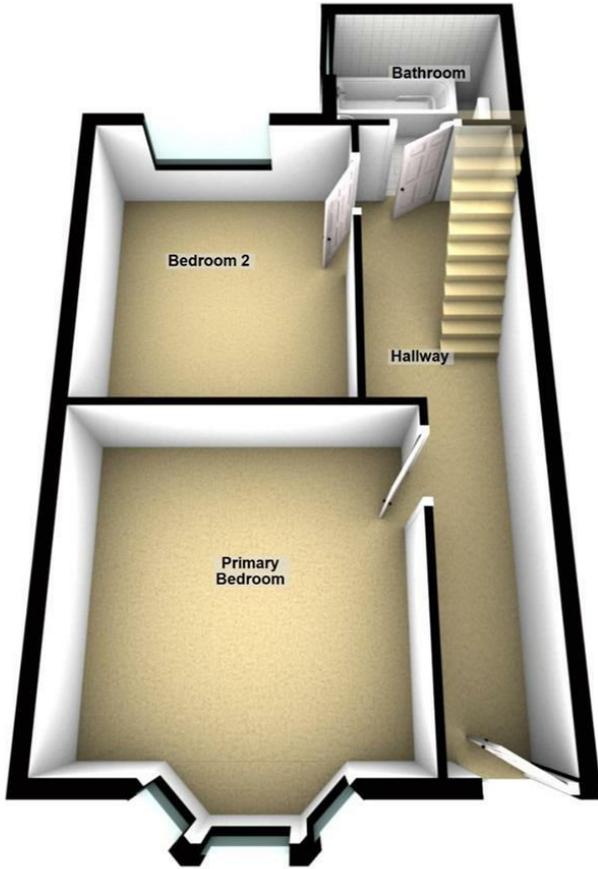
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

Financial Services

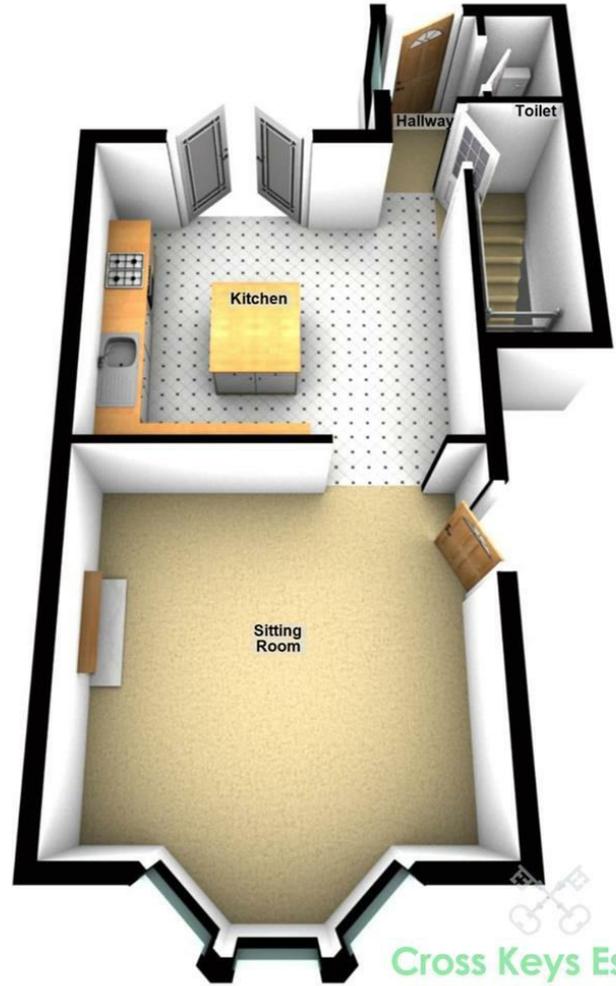
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment 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



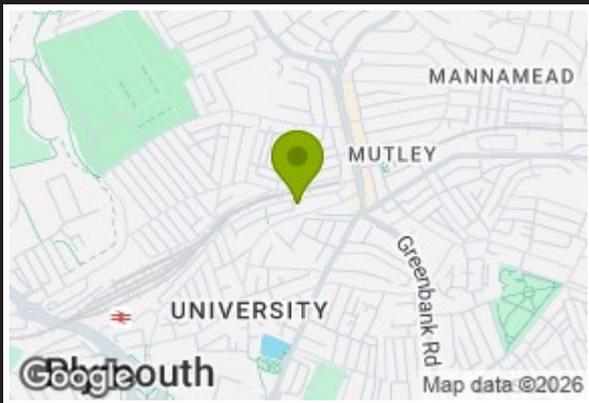
Lower Ground Floor



Ground Floor



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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			
		71	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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