



# Cross Keys Estates

Opening doors to your future



Top Floor Flat 21 Chaddlewood Avenue  
Plymouth, PL4 8RF  
Price £130,000 Leasehold





## Top Floor Flat 21 Chaddlewood Avenue, Plymouth, PL4 8RF

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Cross Keys Estates are delighted to present for sale this deceptively spacious first floor apartment which is situated within a quiet residential street in St Jude's. Occupying a commanding and elevated position just outside of Plymouth City Centre, this property is within walking distance to an abundance of fantastic local amenities, transport links and local schooling! The internal accommodation which is presented to a good standard throughout, comprises entrance hallway, larger than average kitchen/dining room, feature bay fronted sitting room with a characterful ceiling rose and a spectacular period fireplace, two ample bedrooms, shower room, roof terrace and access to a small storage area within the lower courtyard. This wonderful property would make a fantastic first time purchase or buy to let, offered with no onward chain, an early internal viewing comes highly recommended to appreciate all that it has to offer!

- First Floor Apartment
- Convenient Central Location
- Early Viewing Recommended
- Large Kitchen/Diner
- Characterful Period Features
- Bright & Spacious Home
- Two Ample Bedrooms
- Close To Amenities & Transport
- Roof Terrace & Store Area
- EPC - Pending





## St Judes

St Judes is a prime location found just a stones throw away from Plymouth City Centre which benefits from direct access into the City Centre either by car, bus or walking just a short distance. Local amenities can be found within St Judes itself including a co-operative store, doctors surgery and dentists etc, with further amenities being accessible in the City Centre itself, particularly in Drake Circus Shopping Mall. Regular bus services run along Beaumont Road itself giving access to many areas across Plymouth. Salisbury Road Primary School is located nearby along with Lipson Co-operative Academy.

## Plymouth

Plymouth is a city on the south coast of Devon, about 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 adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and 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. 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.

## Kitchen/Dining Room

14'4" x 11'1" (4.36m x 3.38m)

## Sitting Room

12'2" x 15'8" (3.70m x 4.77m)

## Landing

## Bedroom 1

12'9" x 14'3" (3.88m x 4.34m)

## Bedroom 2

8'4" x 5'11" (2.53m x 1.81m)

## Shower Room

## Terrace

## 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

## Lettings

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 Craig Duncan, Lettings Manager on 01752 500018

## Lease Details

Lease Information:

Original Lease Term - 999 Years from 1990. 967 Years Remaining

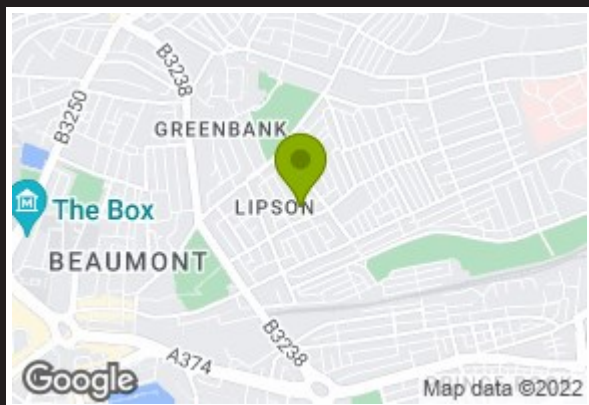
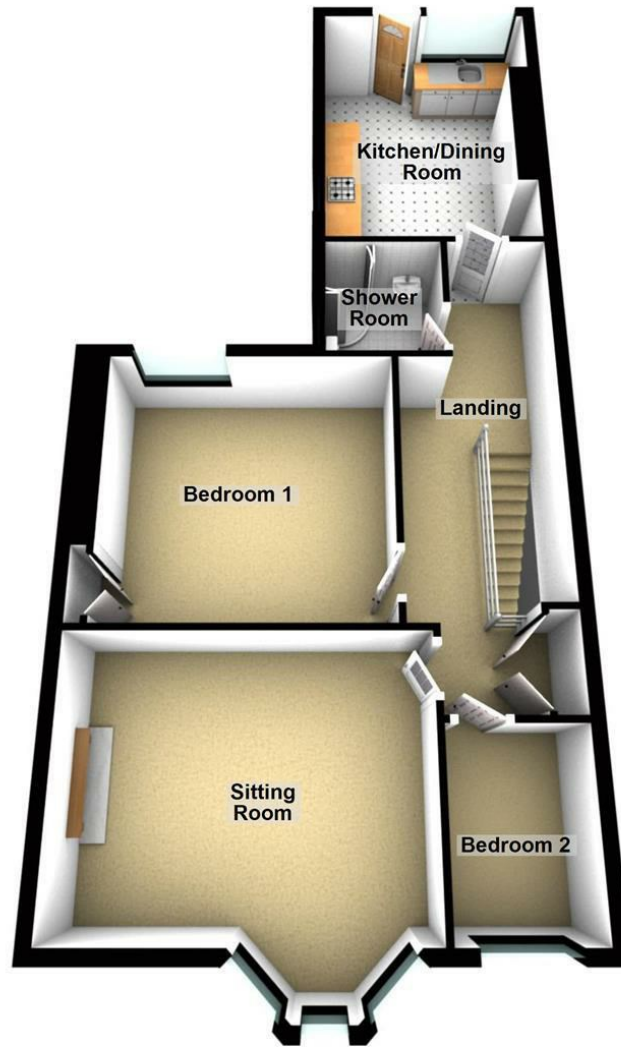
Service Charge - Split 50/50

Ground Maintenance Charges - N/a

Estate Charge (If Applicable) - N/a



## Ground Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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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.



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**Council Tax Band A**



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