



Cross Keys Estates

Opening doors to your future



4 Berkeley Square Notte Street
Plymouth, PL1 2AZ
Guide Price £130,000 Leasehold



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**** Guide Price - £130,000 - £140,000 **** Cross Keys Estates are delighted to present for sale this beautifully presented first floor apartment which can be found in a prestigious conversion located with a convenient and central location on Notte Street in the city centre. This apartment can be accessed via stairs or the lift and boasts accommodation comprising an open plan kitchen/reception room with stunning high ceilings and large windows. One large double bedroom with built in storage an en suite shower room, a second smaller bedroom perfect as a single or office space and a modern bathroom. Providing high quality accommodation in the centre of Plymouth it is expected that this property will be popular however may only be available to cash purchasers due to the commercial units located on the ground floor. Offered to the market with no onward chain, an early internal viewing comes highly recommended to avoid missing out on this beautiful property!

- First Floor Apartment
- Convenient Central Location
- Key Fob Entry/Secure Access
- Contemporary Open Plan Living
- Cash Purchasers Only
- Beautifully Presented Home
- Stunning Converted Bank
- Close To Transport & Amenities
- Bathroom & En Suite Shower Rm
- EPC - E50



City Centre

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.

Communal Entrance Hallway

Entrance Hall

Open Plan Sitting/Dining/Kitchen Area

15'1" x 21'2" (4.61m x 6.47m)

Bedroom One

11'6" x 10'2" (3.51m x 3.10m)

En Suite

Bedroom Two

7'1" x 10'6" (2.16m x 3.20m)

Bathroom

Lease Information

Original Lease Term - 125 Years with 105 Remaining.

Service Charge & Building Insurance - £1,775.18 PA

Ground Rent - £50 PA

Estate Charge (If Applicable) - N/a

Tenure - Leasehold

Please note that the information supplied has been requested from either original documentation provided by our client, or has been verified by an appointed legal professional or managing agency. Any information is supplied in good faith and to the best of our knowledge correct.

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@pnfs.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 Jo Rees, Assistant Branch Manager on 01752 500018



Cross Keys Estate
Residential Sales & Lettings



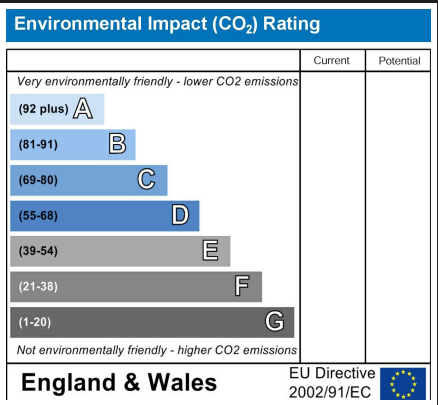
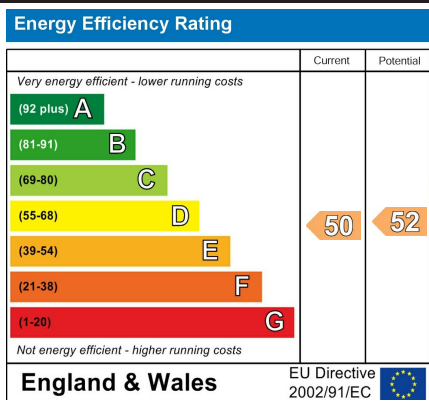
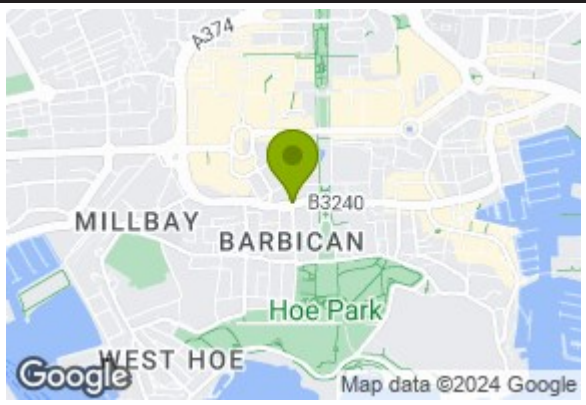
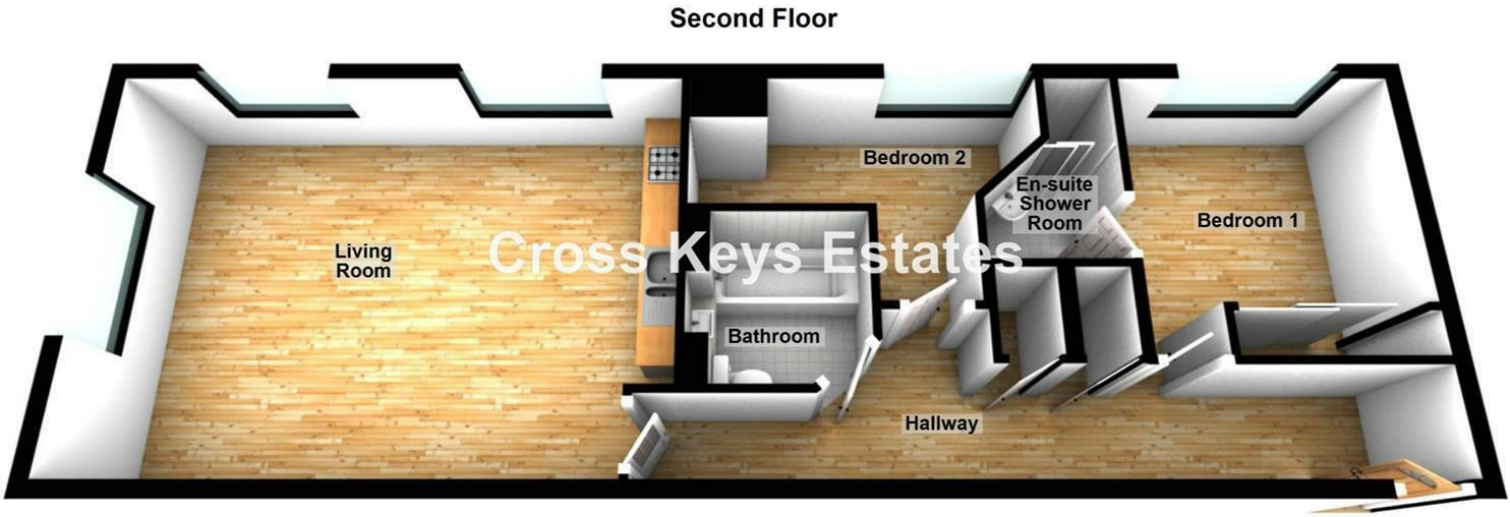
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VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been 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.