



# Cross Keys Estates

Opening doors to your future



Flat B, 22 Walker Terrace  
Plymouth, PL1 3BN  
Guide Price £130,000 Leasehold



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**\*\* Guide Price £130,000 to £140,000 \*\***

Cross Keys Estates is pleased to present this spacious first-floor apartment located on the highly desirable Walker Terrace, The Hoe. This charming property features two light and airy double bedrooms, perfect for relaxation and comfort. The generously sized sitting room is flooded with natural light and sea views towards Drake Island, creating a warm and inviting atmosphere for both entertaining and everyday living. The apartment has been newly decorated throughout, ensuring a fresh and modern feel. The well-presented kitchen offers ample space for a dining table, making it an ideal spot for family meals or gatherings with friends. Additionally, the property boasts a bathroom and separate toilet, providing convenience for residents and guests alike.

- Spacious First Floor Apartment
- Generously Sized Sitting Room
- Walking Distance To Waterfront
- Ideal For First Time Buyers
- Convenient No Onward Chain
- Two Light And Airy Double Bedrooms
- Highly Desirable Residential Area
- Bright Modern Fitted Kitchen
- Bathroom And Separate Toilet
- Well Presented Throughout, EPC-D56



## 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.

### The Hoe

The property is situated within close proximity to the waterfront of historic Plymouth Hoe, with its stunning views across one of the world's largest natural harbours, and close to the Barbican, which boasts an array of specialist shops, restaurants, cafés, the National Marine Aquarium and the world's oldest gin distillery. The whole area has a distinctly European feel because of the marinas, al fresco pavement cafés and waterfront bars and restaurants. Local transport links are nearby, giving access to Plymouth City Centre and other areas further afield. The city hosts world-class events such as the Americas Cup World Series and the British Art Show, as well as its own unique events such as the British Fireworks Championships and the Barbican Jazz and Blues Festival.

### More Property Information

Situated within walking distance to the stunning waterfront and the iconic Hoe, this apartment is perfectly positioned to enjoy the local amenities and vibrant community. This property is particularly suited for first-time buyers, offering a wonderful opportunity to enter the housing market without the stress of a lengthy chain, as there is no onward chain involved.

We highly recommend early viewing to fully appreciate the charm and potential of this delightful apartment. Don't miss your chance to make this lovely home your own in one of the most sought-after locations.

### Hallway

### Toilet

### Kitchen

11'9" x 5'11" (3.58m x 1.80m)

### Landing

### Bathroom

### Sitting Room

13'6" x 9'0" (4.11m x 2.74m)

### Primary Bedroom

13'1" x 8'5" (3.99m x 2.57m)

### Bedroom 2

12'11" x 5'2" (3.94m x 1.58m)

### Lease Details

Tenure: Leasehold

Years left on lease: 966

Reverted or Shared Freehold: No

Annual Service Charge: £105.44 pm

What does the service charge include:

Buildings Insurance

Ground Rent

Fire safety

Electricity for communal area

Maintenance provisions

Management fees

Annual Ground Rent:50.00

Management Company:

Freehold Management Services

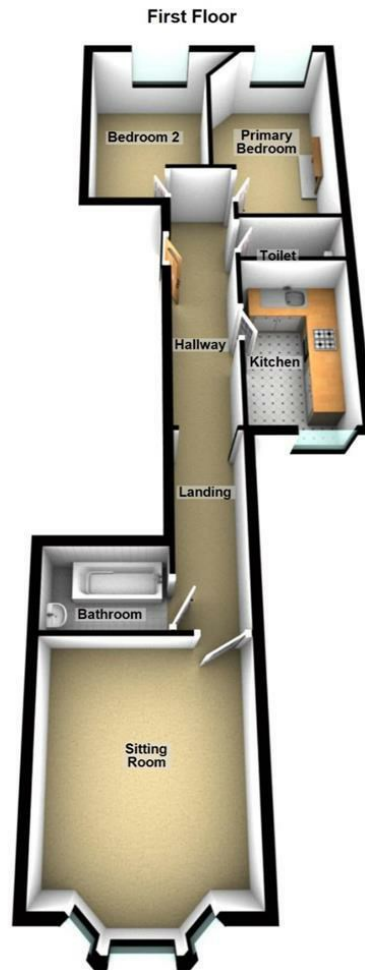
### Cross Keys Estates Lettings Department

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





| 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                                   | 56      |                         |
| (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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