



# Cross Keys Estates

Opening doors to your future



15 Monroe Gardens  
Plymouth, PL3 4GY  
Guide Price £140,000 Leasehold





## 15 Monroe Gardens, Plymouth, PL3 4GY

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**\*\* Guide Price £140,000 to £150,000 \*\***

Cross Keys Estates is pleased to present this delightful modern apartment for sale, located in the desirable Monroe Gardens area of Pennycomequick, just a stone's throw from Plymouth City Centre. This second-floor residence, modern build, offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a contemporary living space. As you enter the property, you are welcomed by a spacious hallway that leads to a large, light-filled living, kitchen, and dining area. This inviting space features patio doors that open onto a private balcony, providing stunning, uninterrupted views over the lush greenery of Central Park. The apartment boasts two generously sized bedrooms, with the primary bedroom benefiting from its own en-suite shower room, ensuring privacy and comfort. A well-appointed main bathroom completes the accommodation.

- Modern Purpose Built Apartment
- Entrance Hallway, Bathroom, Gch
- Second Double Bedroom, uPVC Dg
- Balcony With Views Across Parkland
- Available To Buy With No Chain
- Great Location Within Central Park
- Principle Bedroom With En-Suite
- Open Plan Living/Kitchen/Dining Room
- Easy Walking Distance To City Centre
- Early Viewing Recommended, EPC=B82





## 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.

### 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.

### Pennycomequick

Nicely positioned along a popular street in Pennycomequick the property boasts an extremely central position within Plymouth with access to a number of amenities found within Plymouth City Centre itself along with Stoke Village and Mutley Plain being just a little further away. Plymouth's Train Station is also within walking distance of the property making it an ideal location for anyone with the need to commute. At the end of the road is the edge of Central Park with many features including Plymouth Life Centre, Baseball pitches, pitch and putt golfing, new café and child's play area, Home Park for Plymouth Argyle Football Club as well as other football and rugby pitches making it ideal for those enjoying the outside and particularly dog walkers.

### More Property Information

Monroe Gardens is perfectly situated near a variety of local amenities, including football and baseball pitches, pitch and putt, allotments, and charming coffee shops. Additionally, the proximity to Plymouth Argyle Football Stadium adds to the vibrant community atmosphere. The convenience of nearby transport links, including the train station and city centre, further enhances the appeal of this location.

This property is available for immediate occupancy and comes with the added benefit of an allocated off-road parking space, a rare find in such a central location. With all the modern conveniences one would expect from a contemporary build, this apartment is sure to impress. We highly recommend scheduling an early internal viewing to fully appreciate what this lovely home has to offer.

### Entrance Hallway

#### Living Room

6'0" x 13'0" (1.83m x 3.97m)

#### Balcony

4'8" x 13'0" (1.41m x 3.97m)

#### Principle Bedroom

11'8" x 10'1" (3.56m x 3.08m)

#### En-suite

#### Bedroom 2

11'8" x 8'10" (3.56m x 2.70m)

### Family Bathroom

### Cross Keys Estates Lettings Department

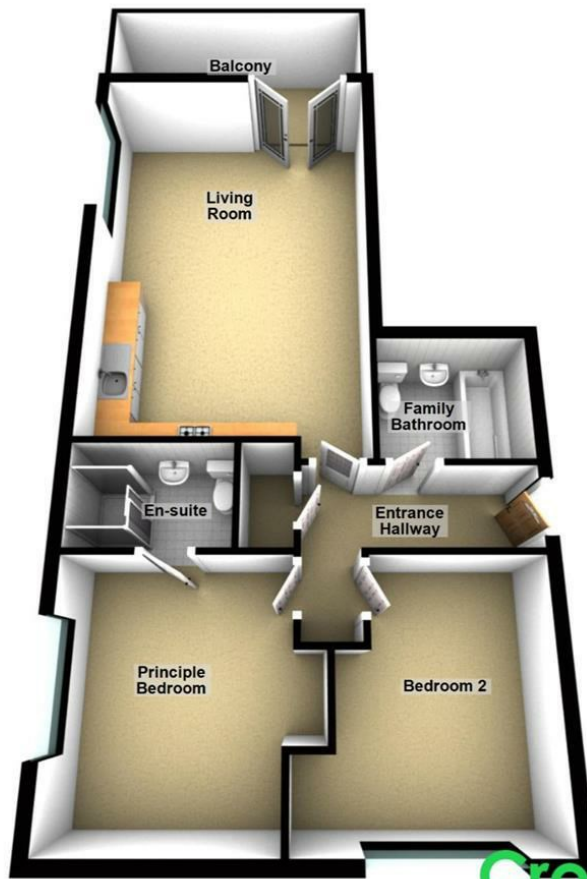
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

### Financial services

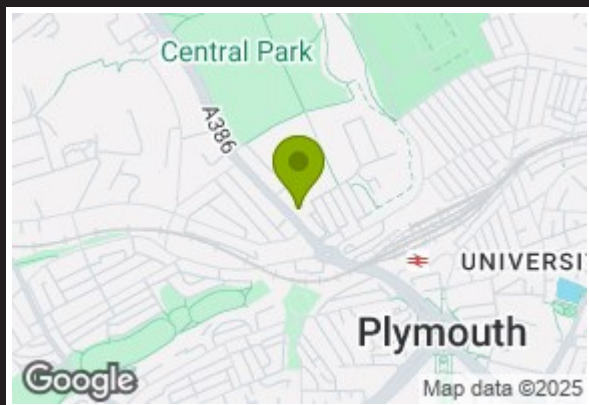
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## Second Floor Flat



**Cross Keys Estates**  
Residential Sales & Lettings



### 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		
<b>England &amp; Wales</b>	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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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 B**



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Sales, Cross Keys House 51-53 Devonport Road,,  
Stoke, Plymouth, Devon, PL3 4DL  
Tel: 01752 500018 | [sales@crosskeysestates.net](mailto:sales@crosskeysestates.net)  
[www.crosskeysestates.net](http://www.crosskeysestates.net)