



# Cross Keys Estates

Opening doors to your future



29 Beaufort House  
Plymouth, PL4 0BS  
Guide Price £300,000 Leasehold



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**\*\* Guide Price £300,000 to £325,000 \*\***

Cross Keys Estates is delighted to introduce this charming waterfront apartment located in the desirable Beaufort House, Mariners Court. This stunning property, offers a perfect blend of comfort and style, making it an ideal home for those seeking a serene lifestyle by the water.

As you enter, you are welcomed by a fantastic and spacious sitting room/diner that is bathed in natural light, creating a warm and inviting atmosphere. This area seamlessly flows out onto an expansive private balcony, where you can enjoy beautiful, uninterrupted views of the marina—perfect for relaxing or entertaining guests.

The apartment features two generously sized bedrooms, both of which are light and airy, providing a peaceful retreat at the end of the day and have access to the balcony.

- Lovely Waterfront Apartment
- Fantastic Sitting Room/Diner
- Expansive Private Balcony
- Two Generously Sized Bedrooms
- Benefitting From A Garage
- Beautiful Views Of Marina
- Bathroom & En-Suite Shower Room
- Close To Barbican & Plymouth Hoe
- Sought After Waterside Location
- No Onward Chain, EPC= B 81



## 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 Barbican

The historic Barbican and Sutton Harbour are the heart of the city's heritage with the oldest buildings and the greatest number of historical stories. It's also a place where an eclectic cuisine mix of Italian, Greek, Turkish, Japanese, Chinese, Thai, Indian, Himalayan, Mexican and British restaurants may all be found! Around the Barbican, a vibrant place of cobbled streets, narrow lanes and more than 200 Listed Buildings, many of them Tudor and Jacobean, offer a wide range of cosmopolitan boutique shops, galleries, pubs, cafes and restaurants set amidst picturesque scenery. The main street of Southside Street is home to the world famous Plymouth Gin Distillery, the building dating from the early 1400s and a former monastery inhabited by Black Friar Monks. Antique stores, galleries, boutique shops and cafes thrive on Southside Street, a draw to the thousands of coach tour visitors that pass through the Barbican every year. Sutton Harbour is perfectly placed to make the most of all Plymouth has to offer, from unparalleled historic landmarks to some of the city's largest and liveliest family attractions. The National Marine Aquarium, the largest aquarium in the UK with over 40 sharks, is at the entrance to the harbour, and visitors can also take boat tours to learn more about the local marine environment - or even catch a fish and learn how best to cook it. The lively waterfront culture of Sutton Harbour offers a welcome like no other, with unique, independent shops interspersed with a diverse range of first-class restaurants, cafes and bars. Visit the famous Mayflower Steps from which the Pilgrim Fathers are believed to have left England aboard the Mayflower for a new life in America in 1620, discover Plymouth's maritime heritage with the one-mile Sutton Harbour Heritage Trail, or see the sights from two wheels and take advantage of the two National Cycle Routes right on the harbour's doorstep. Other places of interest in the Barbican include the Elizabethan House, an old house built in the early 16th century, now used as a museum and the studio gallery of the late painter and eccentric Robert Lenkiewicz, who lived and worked on the Barbican for many years deriving much of his inspiration and income from the local community.

## More Property Information

The well-appointed bathroom adds to the convenience of this lovely home along with an en-suite shower room in the primary bedroom.

In addition, this property also boasts allocated off-road parking and garage. The location is particularly appealing, as it is within walking distance to the vibrant Barbican area, known for its rich history, shops, and restaurants.

This waterfront apartment is a rare find and offers a unique opportunity to enjoy a tranquil lifestyle in a prime location. Whether you are looking to buy or rent, this property is sure to impress. Do not miss the chance to make this delightful home your own.

## Hallway

## Sitting Room

13'11" x 18'4" (4.23m x 5.58m)

## Balcony

6'5" x 37'6" (1.95m x 11.43m)

## Kitchen

7'9" x 11'7" (2.36m x 3.54m)

## Primary Bedroom

13'0" x 10'11" (3.96m x 3.34m)

## En-suite

## Bedroom 2

9'6" x 7'7" (2.90m x 2.31m)

## Bathroom

## Sutton Harbour

## Allocated Parking

## 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

## Lease Details

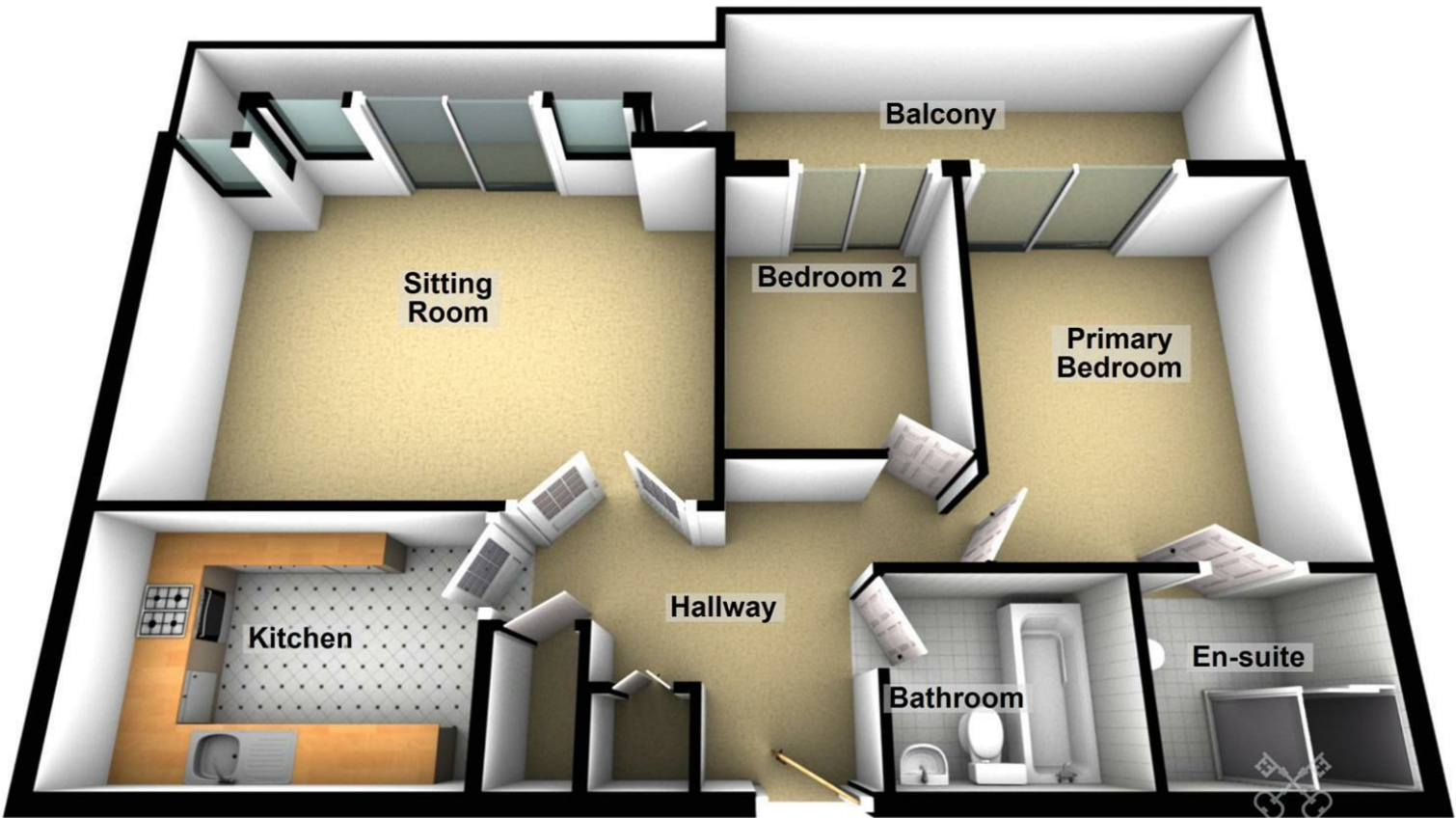
Lease term - 210 years

Time remaining -173 years

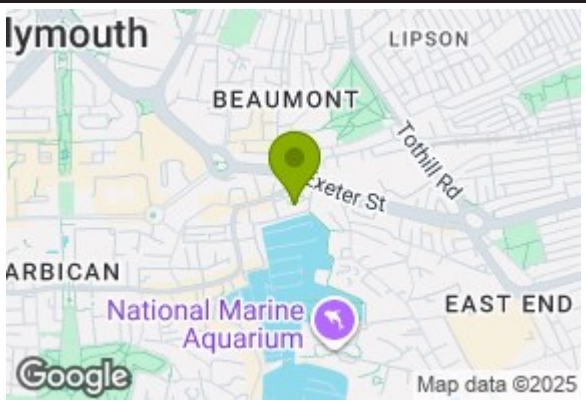
End date - 25/03/2199



4th Floor



Cross Keys Estates  
Residential Sales & Lettings



| 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 |                         |           |
|                                             | 81                      | 81        |
| 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 E



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