



Cross Keys Estates

Opening doors to your future




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Residential Sales & Lettings




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69 College Dean Close
Plymouth, PL6 8BP
Guide Price £120,000 Leasehold



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**** Guide Price £120,000 to £125,000 ****

Cross Keys Estates are pleased to present for sale this beautifully appointed first floor purpose built apartment in a convenient location a short distance from Derriford Hospital, excellent transport links and a Nuffield Leisure Centre. The property is approached via a communal front door with carpeted entrance hall and stairs leading to the first floor landing. The apartments accommodation comprises entrance hallway with airing cupboard and telephone intercom, good size sitting room, fitted kitchen/dining room, two double bedrooms and a bathroom. This property would make an ideal first time buyers property or a fantastic rental investment (as has been for many years) and is available with no onward chain and an early internal viewing is highly recommended.

- Purpose Built Modern Apartment
- Two Ample Double Bedrooms
- Fitted Kitchen / Dining Room
- Close to Derriford Hospital
- Great First Time Buyer Property
- First Floor with Allocated Parking
- Large Sitting Room with Views
- Proven Rental Track Record
- Close to Derriford Science Park
- Early Viewing Advised, EPC = C73



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.

Derriford

Nestled away at the end of a cul-de-sac in Derriford, boasting a tranquil location but is still within just a short distance of many local amenities found in Derriford, along with the small shopping area of Crownhill Village being just a short distance away. The property also boasts being relatively close to Derriford Hospital, therefore could offer an ideal home for a medical professional. Transport links can be found nearby giving access into Plymouth City Centre and other areas further afield.

Entrance Hall

Living Room

11'10" x 16'2" (3.61m x 4.92m)

Kitchen

9'3" x 9'3" (2.83m x 2.83m)

Master Bedroom

10'8" x 11'0" (3.24m x 3.36m)

Bedroom 2

6'9" x 10'6" (2.07m x 3.19m)

Bathroom

Lease Detail & Parking

Externally there is allocated parking for one vehicle and well maintained communal gardens the property is held on a lease hold basis with approximately 968 years remaining a service charge of £829 and a peppercorn ground rent.

(All lease information is given in good faith and should very verified by your solicitor prior to any commitment to purchase)

Lettings

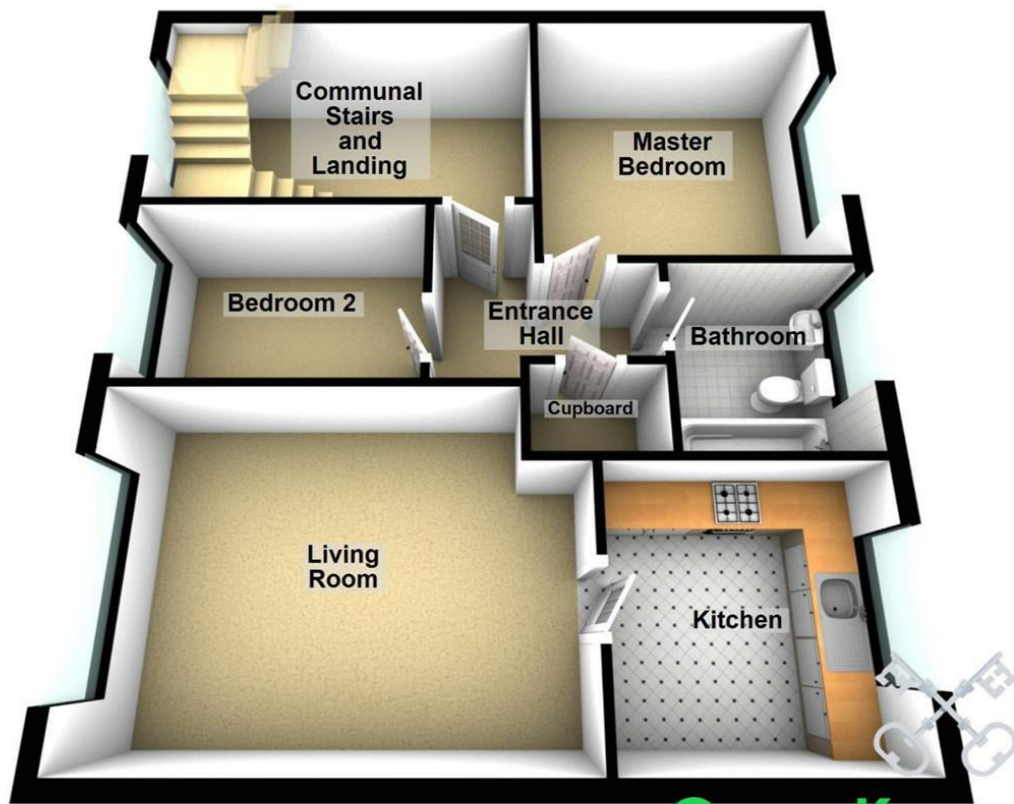
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call Jo Rees, Branch Manager on 01752 500018

Financial Advice

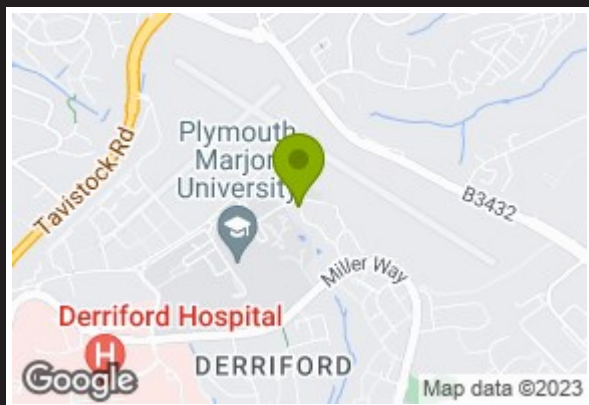
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential 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



First Floor



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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		
	73	73
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 B



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Sales, Cross Keys House 51-53 Devonport Road,,
Plymouth, Devon, PL3 4DL
Tel: 01752 500018 | sales@crosskeysestates.net
www.crosskeysestates.net