

# Cross Keys Estates

## Opening doors to your future



**Cross Keys Estates**  
Residential Sales & Lettings



Flat 2 17 Gascoyne Place  
Plymouth, PL4 8DF  
Guide Price £90,000 Leasehold



## Flat 2 17 Gascoyne Place, Plymouth, PL4 8DF

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\*\* Guide Price £90,000 to £100,000 \*\*

Cross Keys Estates are delighted to bring this city property to the open market. Nestled in the heart of the City Centre, this charming Georgian apartment on Gascoyne Place offers a delightful blend of period features and modern comforts. Just a few minutes' walk from the vibrant Drakes Circus, this property boasts an enviable location that is both convenient and appealing. The apartment comprises a spacious open-plan kitchen and living room, perfect for entertaining or relaxing after a busy day. The large double bedroom provides ample space for rest and relaxation, while the fitted bathroom ensures practicality and comfort. With high ceilings and a lovely bay window, the property exudes character and charm, enhanced by the benefits of double glazing and central heating.

- Ideally Located Ground Floor Apartment
- Retains Period Features & Feel
- Available To Purchase Chain Free
- Open Plan Kitchen / Living Room
- Well Appointed Fitted Bathroom

- In Walking Distance To City Centre
- Light, Bright & Spacious Throughout
- Gas Central Heating, Double Glazed
- Generous Size Double Bedroom
- Early Viewing Recommended, EPC=D65



## More Property Information

This residence is not only a wonderful home but also presents an excellent opportunity for first-time buyers, investors, or those seeking a second home in the city. The long lease and absence of an onward chain make this property particularly attractive, allowing for a smooth transition for any prospective buyer. In summary, this apartment represents a remarkable value-for-money investment in a prime location, making it an ideal choice for anyone looking to enjoy the best of city living. Whether you are seeking a new home or a lucrative rental opportunity, this property is sure to impress.

## 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.

## City Centre

Plymouth City Centre has undergone much redevelopment in recent times and seen the addition of Drake's Circus Shopping Mall with over 60 retail outlets and eateries. The new coach station is now right in the heart of the shopping district and offers really easy access to all parts of the South West along with the railway station only a short walk away. A brand-new shopping, eating and leisure complex has been announced for the old coach depot and will certainly add to the vibrant feel of the city which is rapidly becoming a real destination location for people relocating to the area and tourists alike. Plymouth is known also known as Britain's Ocean City and has much to offer including other nearby attractions such as The Barbican, with its mix of bars, galleries and restaurants, The Royal William Yard has also much to offer with a monthly outdoor cinema, café culture and soon to boast a new high-end hotel. Plymouth City Centre is definitely the place to be if you love the urban feel of a growing, fun city close to the sea.

## Hall

**Sitting/Dining Room**  
12'7" x 14'8" (3.83m x 4.48m)

**Fitted Kitchen**  
5'9" x 6'10" (1.75m x 2.09m)

**Bedroom**  
16'10" x 12'2" (5.13m x 3.70m)

## Bathroom

**Lease Information**  
Original Lease Term - 999 Years with 965 Years Remaining.  
Service Charge - £1,084 Per Annum  
Ground Rent - Peppercorn  
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.

## Cross Keys Estates Lettings Department

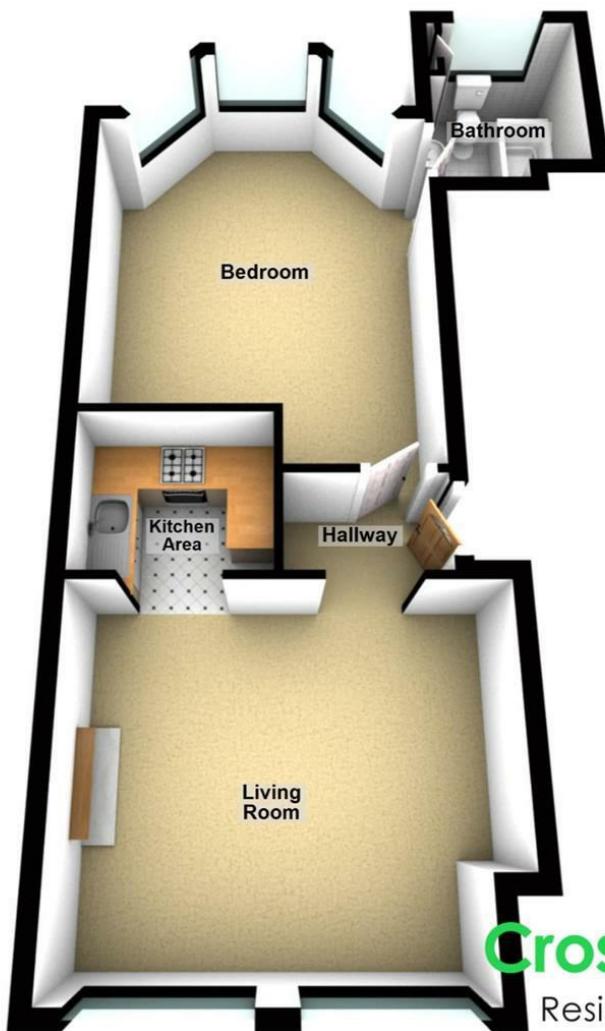
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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

## Financial Services

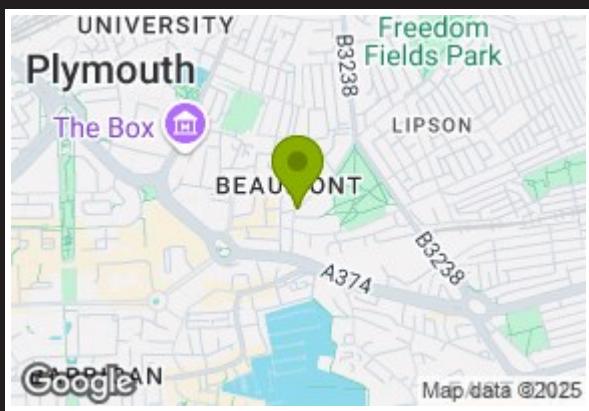
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential 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@pn-fs.co.uk](mailto:sarah.millman@pn-fs.co.uk)



## Ground Floor



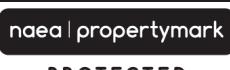
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 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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