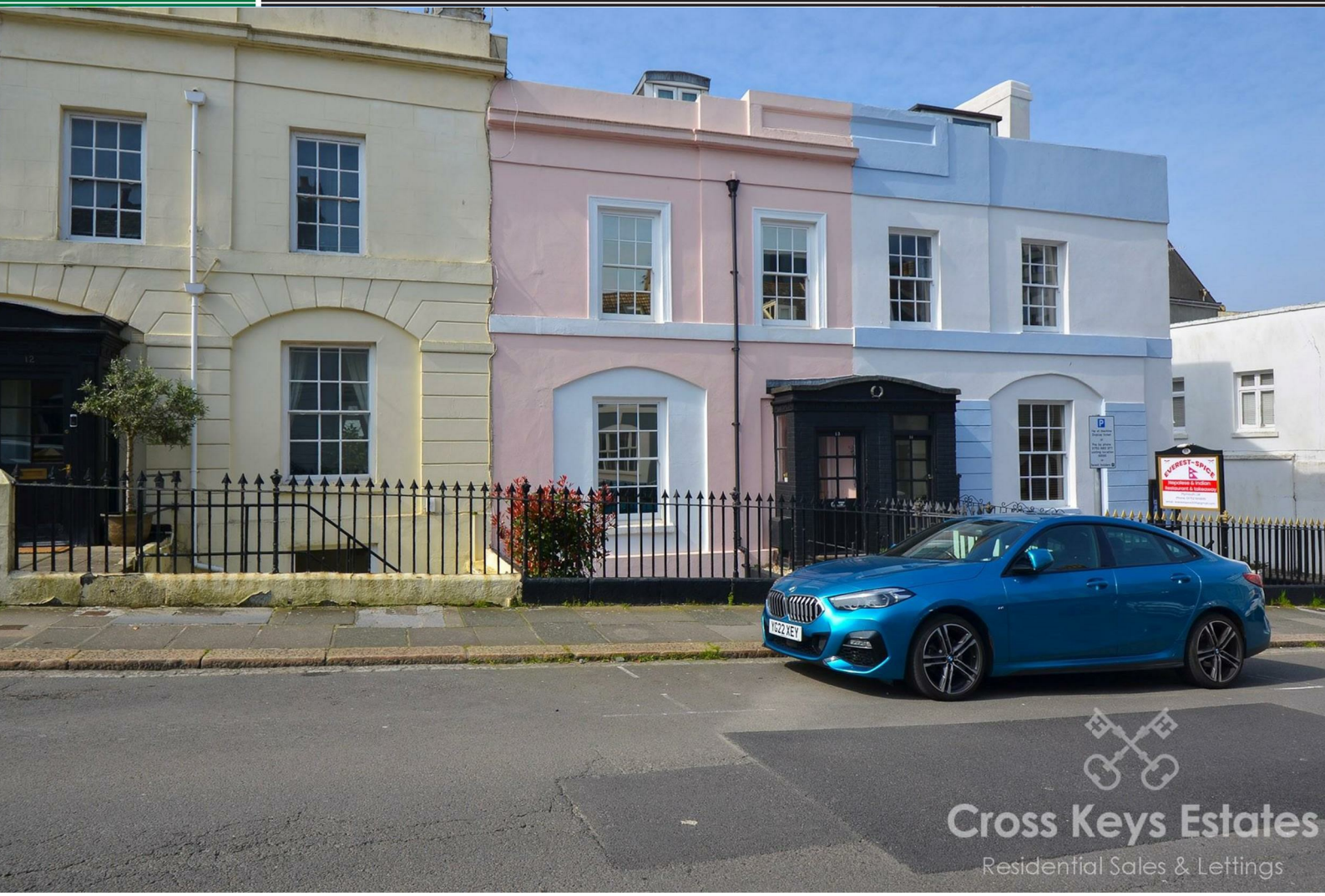
Cross Keys Estates

Opening doors to your future



13 Athenaeum Street

Plymouth, PL1 2RH

Guide Price - £550,000 - £575,000 Freehold

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Cross Keys Estates is thrilled to present this stunning Georgian Grade II Listed terraced family home, located on the highly desirable Athenaeum Street in Plymouth, just a stone's throw from the picturesque waterfront and The Hoe. This immaculately presented property, laid out over four floors, is brimming with character and charm, making it an ideal family home or a splendid retreat for those who appreciate historical elegance.
As you enter, you are welcomed by a spacious hallway that sets the tone for the rest of the home. The ground floor boasts a gorgeous modern fitted kitchen, complete with integrated appliances, which flows seamlessly into a comfortable sitting room. This inviting space offers delightful views of the private rear garden, perfect for enjoying sunny afternoon.

- Stunning Georgian Grade II Listed Property
- Gorgeous Modern Fitted Kitchen
- Five Generous Sized Bedrooms
- Private Rear Garden & Off Road Parking
- Beautiful Sitting Room, Architectural Features
- Immaculately Presented Throughout
- Exquisite Bathroom & Two Shower Rooms
- Highly Desirable Waterfront Location
- Perfect For Multi-Generational Living
- Early Viewing Highly Advised, EPC-C70

Cross Keys Estates
As one of Plymouths' 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
The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north.
Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project.
Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well-known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year.
In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating.
Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away).

The Hoe

More Property Information
The property features five grand, generously sized bedrooms, providing ample space for family and guests alike. The exquisite bathrooms, including a luxurious main four piece bathroom, ensure that comfort and convenience are at the forefront of this home. Additionally, the basement floor is a remarkable feature, offering a large double bedroom, a utility kitchen area, and a shower room. This versatile space is perfect for guests or can be adapted for multi-functional living.
The property also provides rear off-road parking for two vehicles and is close to local amenities, shops and a short walk to the famous Plymouth Hoe.
With its prime location, architectural features, and modern amenities, this property is a rare find in Plymouth. Whether you are looking for a family home or a stylish retreat, this Georgian gem on Athenaeum Street is sure to impress. Don't miss the opportunity to make this exceptional property your own.

Entrance Vestibule

Hallway

Kitchen
12'3" x 15'1" (3.73m x 4.60m)

Sitting Room/Diner
11'2" x 13'1" (3.40m x 4.00m)

Toilet

Sitting Room/ Utility
10'10" x 15'3" (3.31m x 4.64m)

Bedroom
12'2" x 17'1" (3.70m x 5.20m)

Shower Room

Landing

Primary Bedroom
11'11" x 18'11" (3.64m x 5.76m)

Luxury Bathroom

Bedroom 2
11'1" x 13'1" (3.37m x 4.00m)

Landing
Window to rear.

Bedroom 3
10'11" x 11'4" (3.33m x 3.46m)

Bedroom 4
10'8" x 17'2" (3.26m x 5.23m)

Shower Room

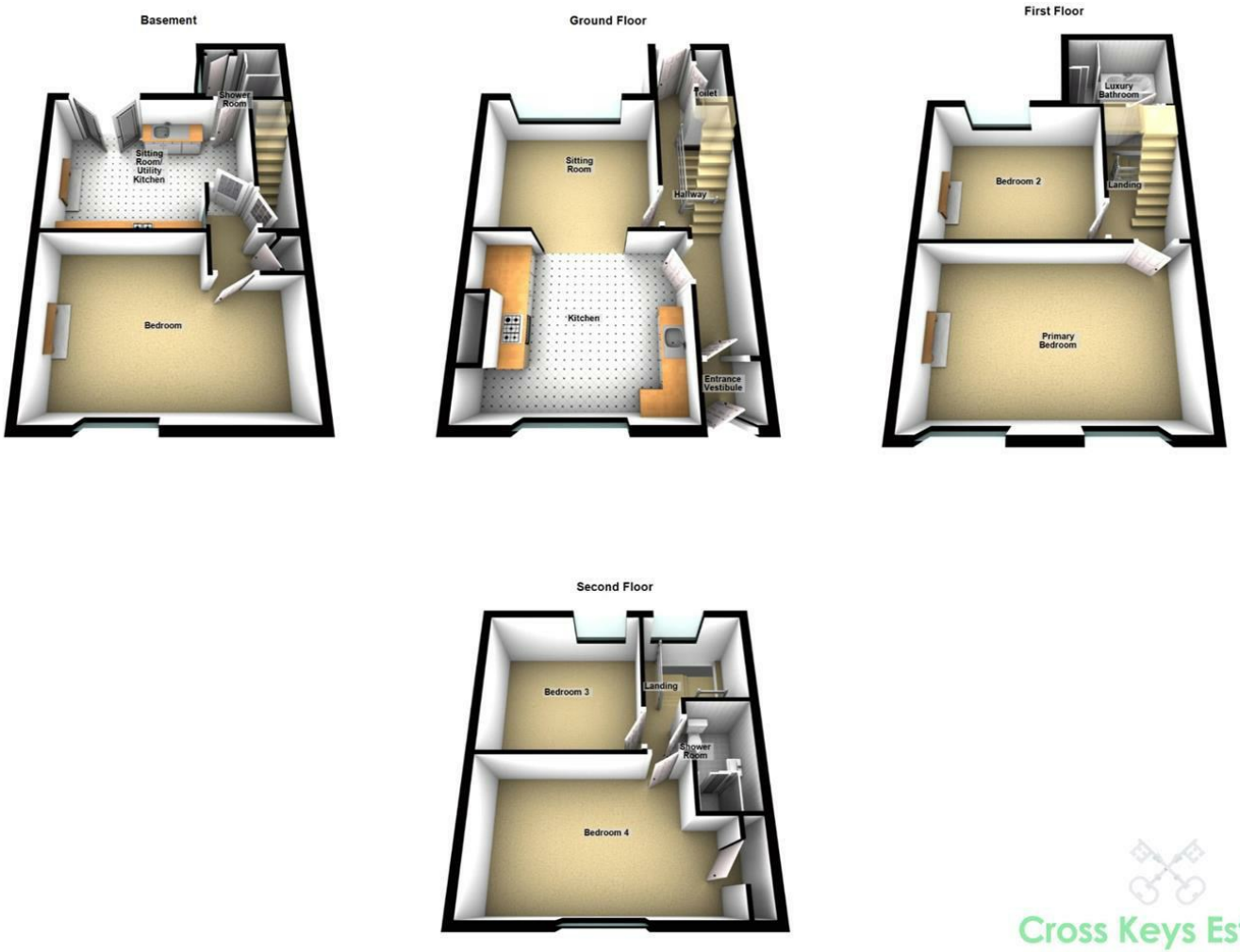
Rear Garden

Parking

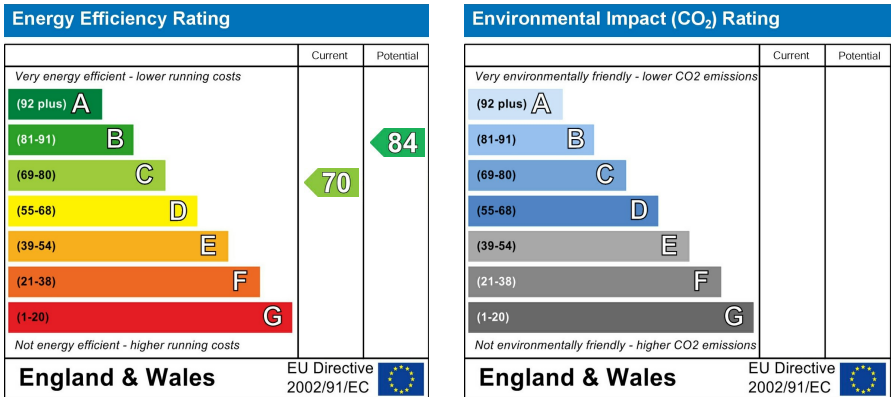
Location

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



Cross Keys Estates
Residential Sales & Lettings



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.

The Property Ombudsman
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Council Tax Band D

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