



# Cross Keys Estates

Opening doors to your future



151 Budshead Road  
Plymouth, PL5 2PL

Offers In The Region Of £90,000 Leasehold





## 151 Budshead Road, Plymouth, PL5 2PL

### Offers In The Region Of £90,000 Leasehold

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Cross Keys Estates is delighted to present this spacious ground floor apartment located on Budshead Road in the sought-after area of Plymouth. This well-presented property features a generously sized double bedroom, providing ample space for relaxation and comfort. The bright sitting room is perfect for entertaining guests or enjoying quiet evenings at home, while the sleek modern fitted bathroom adds a touch of elegance to the living space.

One of the standout features of this apartment is the convenience of a garage, offering secure parking and additional storage options. The property benefits from gas central heating, ensuring warmth and comfort throughout the year. With no onward chain, this apartment is ready for you to move in without delay.

- Spacious Ground Floor Apartment
- Good Size Bright Sitting Room
- Convenient No Onward Chain
- Benefitting From A Garage
- Well Presented Throughout
- Generously Sized Double Bedroom
- Sleek Modern Fitted Bathroom
- Sought After Residential Area
- Gas Central Heating & Double Glazing
- Early Viewing Advised, EPC-C69





## 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.

### West Park

As the name suggests, West Park is located to the west of Plymouth City Centre, less than five miles away, neighbouring Whiteleigh, Honicknowle, Ham and Ernesettle. There are a lot of local facilities here including five schools (Knowle Primary, Ernesettle Community, Marine Academy, Mount Tamar and Mill Ford), a thriving shopping precinct and some really great outdoor green spaces. Ringmore Way encircles Knowle Battery Playing Fields, on the site of the former 19th century fort. This mainly residential district grew from the need to rehome so many of the residents of Plymouth after their houses were destroyed in the second world war and sprang to life in the 1950's with most of the housing stock being built from materials of the time.

West Park is one of those close knit community areas where you can find absolutely everything that you need day to day, for bigger shopping requirements there is Transit Way, a large and growing shopping complex with names like Tesco, Matalan, Lidl, B&M, Argos as well as a post office, charity shop, pet shop and an angling centre.

Crownhill Road is the main arterial road that dissects West Park and Crownhill itself whilst linking East and West Plymouth and also provides an easy link to the North of Plymouth and beyond to Dartmoor at the junction with Tavistock Road.

### More Property Information

Situated close to local amenities, this apartment is ideal for those seeking a vibrant community atmosphere while still enjoying the tranquillity of home. Early viewing is highly advised to fully appreciate the charm and potential of this delightful property. Whether you are a first-time buyer or looking to downsize, this apartment offers a fantastic opportunity in a popular location.

### Hallway

### Sitting Room

10'11" x 17'9" (3.32m x 5.40m)

### Kitchen

7'10" x 8'5" (2.40m x 2.57m)

### Bedroom

13'9" x 9'3" (4.20m x 2.81m)

### 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

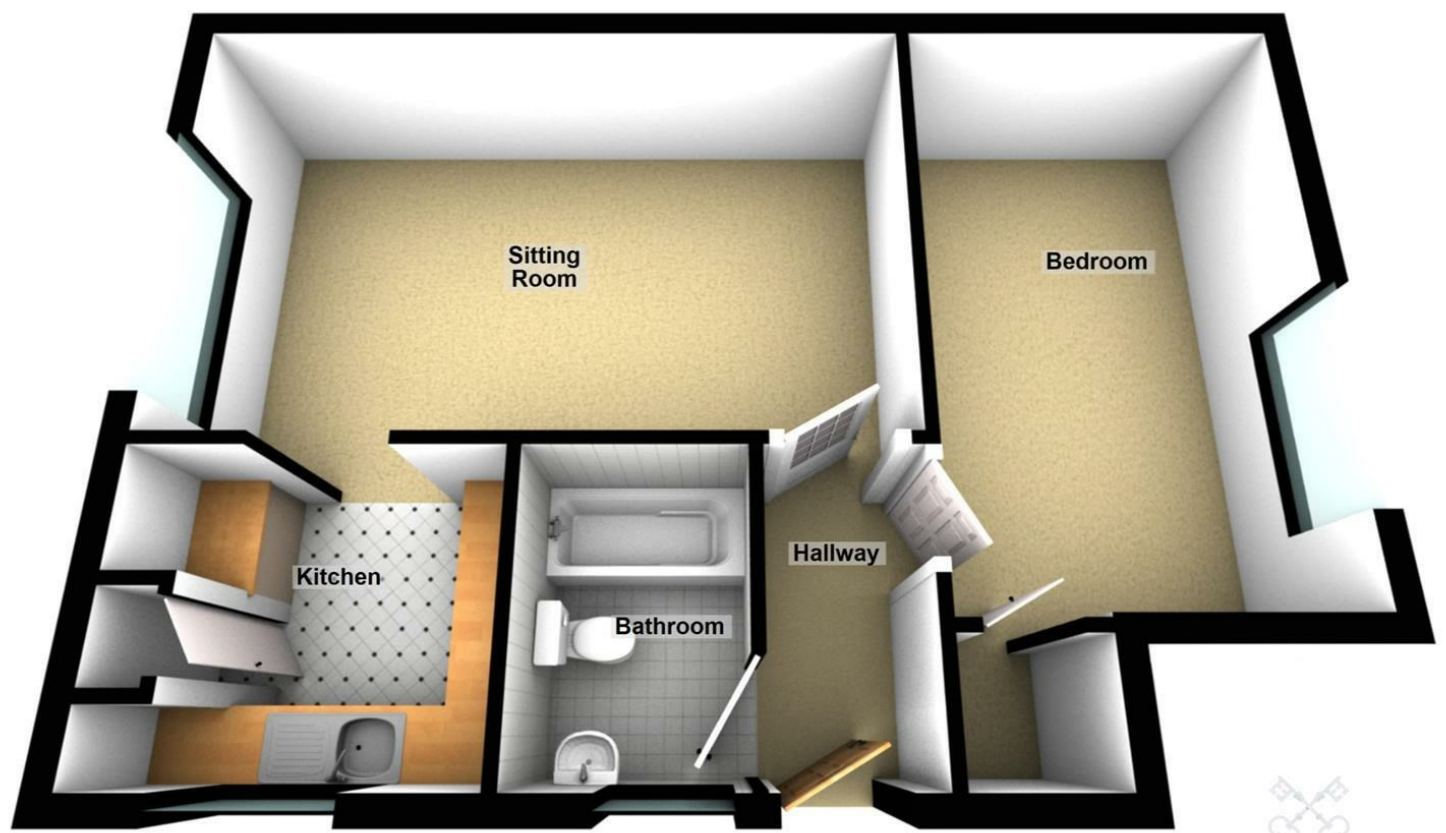
### Financial Service

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







Ground 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		
	69	76
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.

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**Council Tax Band A**