

# Cross Keys Estates

Opening doors to your future



350 Budshead Road  
Plymouth, PL5 4DA  
Guide Price £80,000 Leasehold





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\*\* Guide Price £80,000 to £85,000. \*\*

Cross Keys Estates welcome you to this charming ground floor apartment located on Budshead Road in the Whitleigh residential area of Plymouth. This property, built in the 1950's, offers a unique opportunity for cash buyers due to its non-standard construction. Upon entering, you are greeted by a cosy living room, perfect for relaxing or entertaining guests. The kitchen/diner provides a lovely space to prepare meals and enjoy dining with loved ones. With two double bedrooms, there is ample space for a small family or guests to stay over comfortably. The family bathroom ensures convenience for all residents. This apartment boasts double glazing and central heating, providing warmth and energy efficiency. The absence of an onward chain makes the purchasing process smooth and hassle-free. The front and rear gardens offer a tranquil outdoor space, ideal for enjoying a cup of tea on a sunny day.

- Cash Buyers Only Due To Construction Type
- Two Ample Size Double Bedroom Apartment
- Family Bathroom, Double Glazed, Central Heating
- Handy Location, Close To Local Amenities
- Great For Down Sizers Or Rental Investment
- Purpose Built Ex-Local Authority Ground Floor
- Light And Airy Living Room, Kitchen/Diner
- Generous Size Gardens To Front And Rear
- Available Without Incumbrance Of Onward Chain
- Early Viewing Advised, EPC = TBC





## 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.

### 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.

### Whitleigh

Whitleigh is a district area and is in the electoral ward of Budshead of the city of Plymouth. It shares district borders with Southway, Honicknowle, Crownhill, West Park and St Budeaux. Schools in the area are Whitleigh's primary schools, Woodfield Primary School, St. Peter's Roman Catholic School, Whitleigh Community Primary School, and Woodland Community Special School. Sir John Hunt Community Sports College (formerly Community College, and previously Whitleigh comprehensive (or High) school) previously merged with Southway Community College. Whitleigh Green is the predominant shopping precinct, which hosts a small supermarket (co-op), take away (fish & chip shop), cafe, hair/beauty salon, discount store (household & gardening), bakery, newsagents, post office and a pharmacy. Wheal Whitleigh was a silver and lead mine, located near the present-day Christian Mill Business Park. Workings extend westwards following the approximate line of Lancaster gardens. Whitleigh is a popular residential area and boasts easy access to the A38 dual carriageway. Regular bus routes operate through Whitleigh giving access into Plymouth City Centre and other areas across the city.

### Porch

### Hallway

### Sitting Room

10'9" x 14'5" (3.27m x 4.40m)

### Kitchen/Diner

10'4" x 13'10" (3.14m x 4.21m)

### Primary Bedroom

8'10" x 14'2" (2.69m x 4.31m)

### Bedroom 2

8'8" x 11'11" (2.64m x 3.63m)

### Bathroom

### Gardens

### Lease Information

Original Lease Term - 125 Years with 91 Years Remaining.

Service Charge & Ground Rent (not charged separately) - £197.00 Per Annum

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.

### Lettings Department

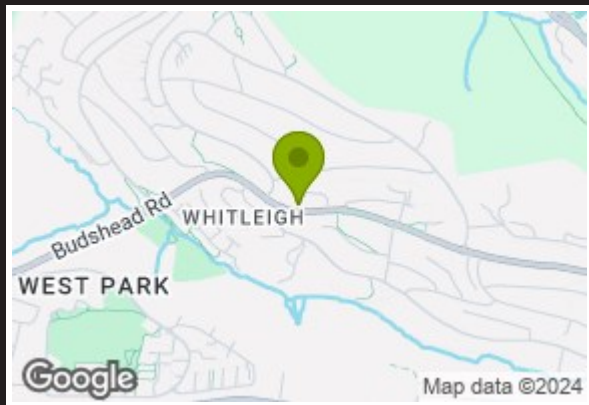
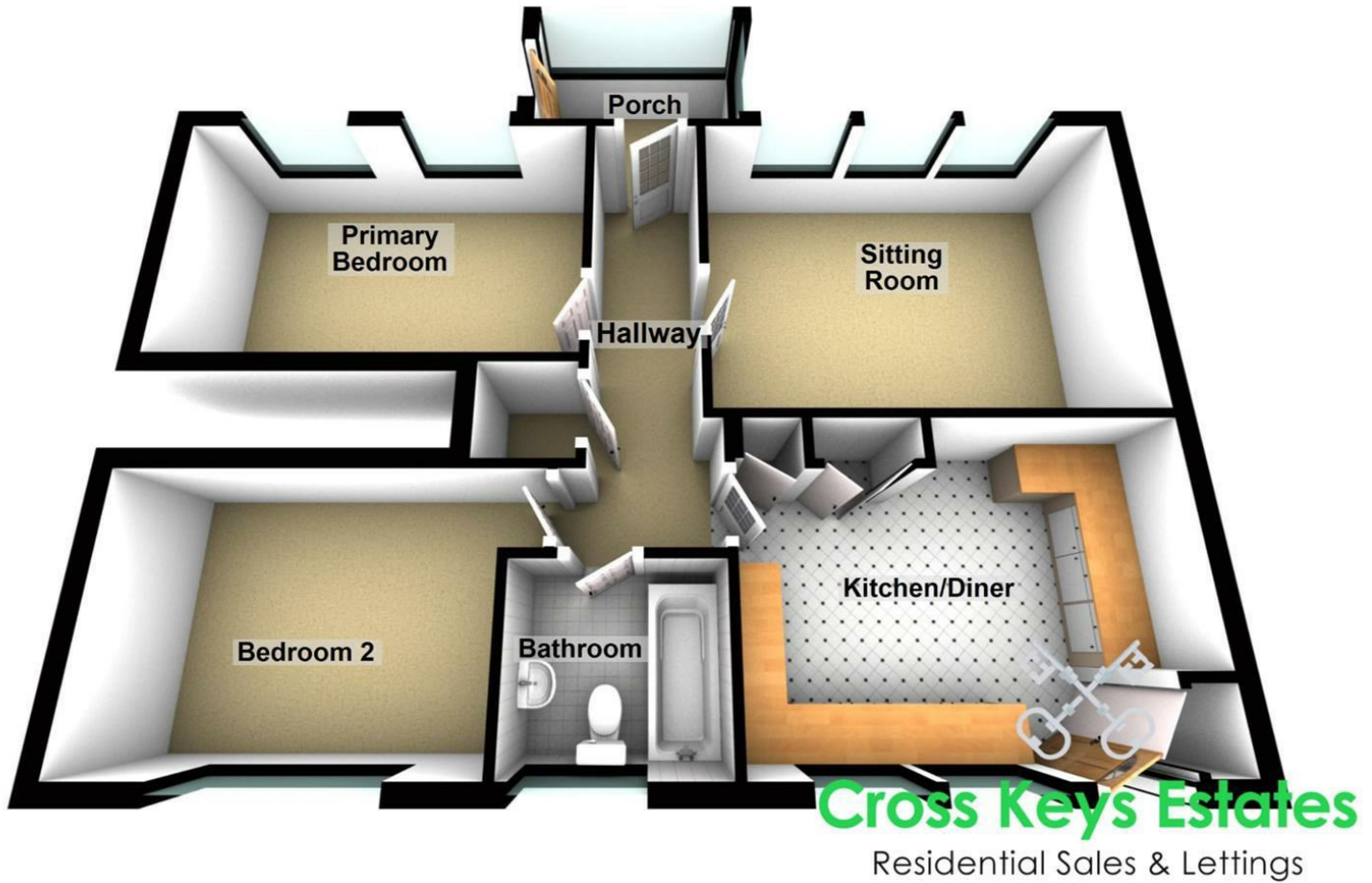
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified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



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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