Cross Keys Estates

Opening doors to your future

2B Collingwood Avenue
Plymouth, PL4 9ND

£795 Per Calendar Month

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Cross Keys Estates are pleased to bring to the rental market this apartment located on Collingwood Avenue in the desirable area of Prince Rock. This delightful property features a well-proportioned reception room, perfect for relaxing or entertaining guests. With two bedrooms, this apartment is ideal for small families, couples, or individuals seeking a bit more space.

The apartment also includes a shower room, designed for both convenience and comfort. The layout is practical, making the most of the available space while providing a warm and inviting atmosphere.

- Two Bedroom First Floor Flat
- Nicely Decorated Throughout
- Lounge With Front Bay Window
- Separate WC, EPC - C73
- uPVC Double Glazing & Gas CH
- Popular Prince Rock Location
- Two Well Proportioned Bedrooms
- Kitchen & Shower Room
- Available Now Unfurnished
- Rent £795, Deposit £917, Holding £183

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 airport in Exeter (49 miles away).

Prince Rock

The property benefits from a fantastic location along a quiet street within the convenient area known as Prince Rock, an area which is home to one of Plymouth's most popular primary schools. This superb location allows the property easy access into Plymouth City Centre which is just a short walk away, along with other local amenities found directly behind the property along Embankment Road. A large number of local bus routes operate along Embankment Road which provide access to numerous other locations across the city, along with the City Centre and Plymouth's famous waterfront. As previously mentioned, Prince Rock Primary School is very highly regarded locally and there are a number of secondary schools serving the area also with Lipson Co-Operative Academy being the closest.

More Property Information

Collingwood Avenue is well-positioned, providing easy access to local amenities, parks, and transport links, making it a fantastic choice for anyone looking to enjoy the best of city living while still having a peaceful retreat to call home. Don't miss out on this wonderful opportunity to make this apartment your own.

Available to rent immediately, this property offers an excellent opportunity for those looking to settle in a vibrant community. The monthly rent is £795, with a deposit of £917 required to secure the property. A holding deposit of £183 is also needed to reserve your new home.

Living Room

14'8" x 11'8" (4.46m x 3.55m)

Kitchen

4'11" x 7'10" (1.51m x 2.40m)

Hallway / Landing

Bedroom 1

12'3" x 11'0" (3.73m x 3.35m)

Bedroom 2

8'11" x 5'3" (2.72m x 1.59m)

Shower Room

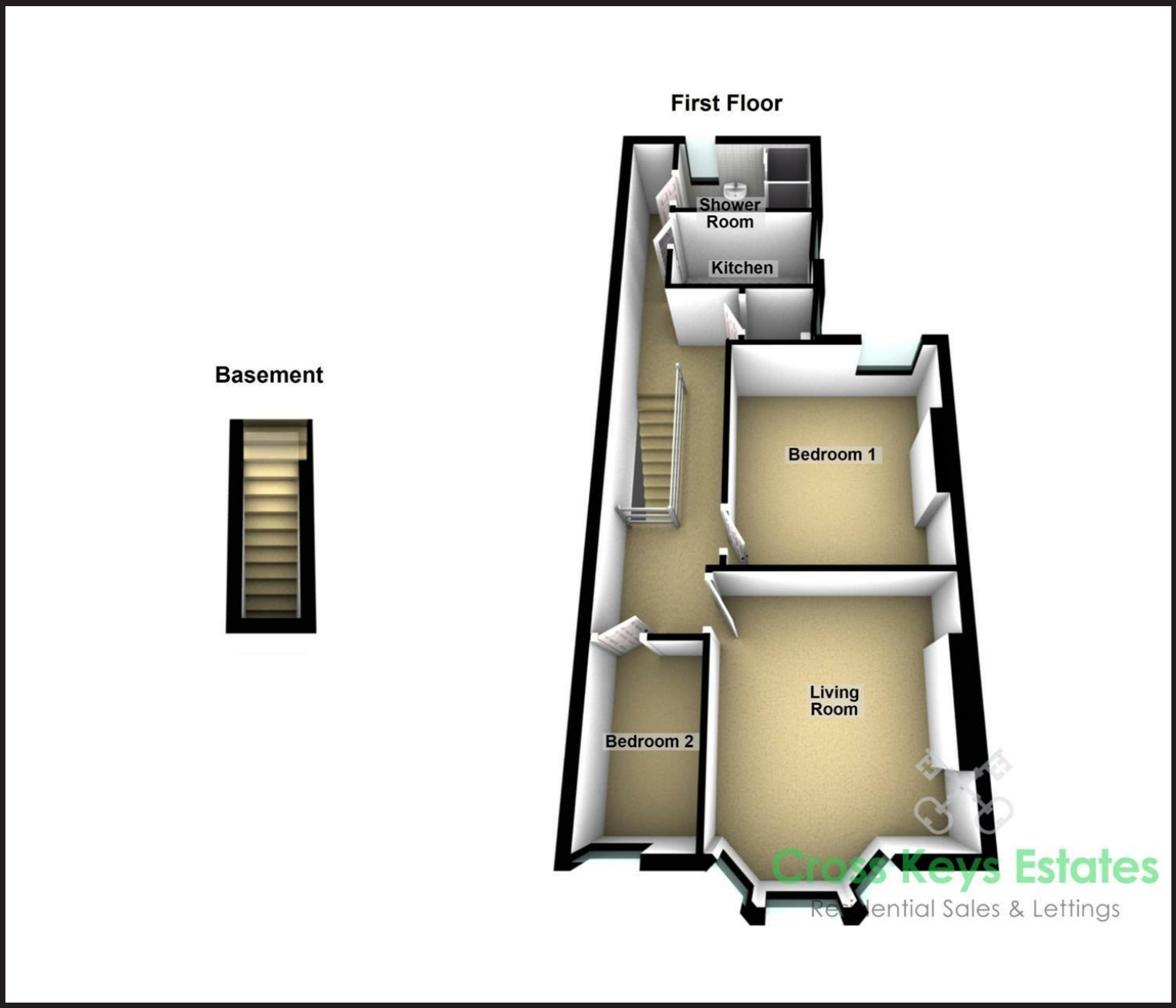
WC

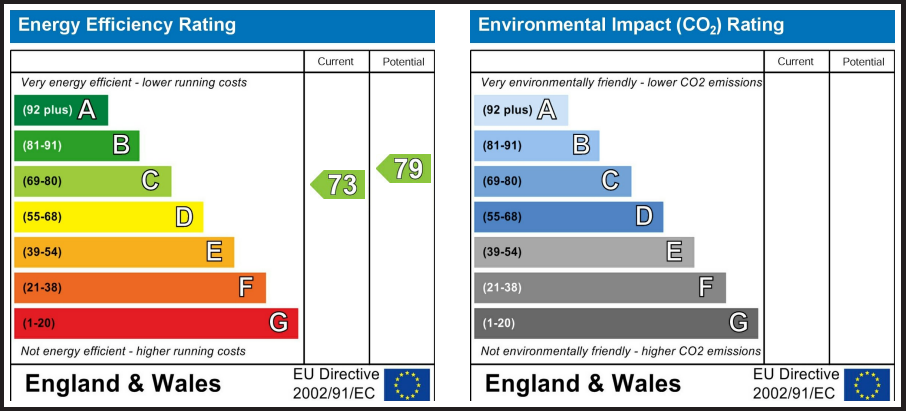
Cross Keys Estates Sales Department

Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any of the team 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





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 A

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