



Cross Keys Estates

Opening doors to your future



11 Lavington Close
Plympton, PL7 1PL
£650 Per Calendar Month



Cross Keys Estates
Residential Sales & Lettings

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Cross Keys Estates are pleased to bring to the market this charming ground floor studio apartment located in the cul-de-sac of Lavington Close in the desirable area of Chaddlewood. This property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you are greeted by a welcoming entrance hall that leads into a versatile living and bedroom space, designed to maximise comfort and functionality. The modern kitchen is well-equipped, providing an excellent space for culinary pursuits. The bathroom is tastefully appointed, ensuring a pleasant experience for daily routines.

- Ground Floor Studio Flat
- Bright Living Room / Bedroom
- Off Road Allocated Parking Space
- Popular Cul-De-Sac Positioning
- Available Immediately, EPC E54
- Great Chaddlewood Location
- Modern Kitchen & Bathroom
- PVCu Double Glazing Throughout
- Level Plot With Access To Garden
- Rent £650, Deposit £750, Holding £150



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.

Plympton

Plympton is a suburb of the city of Plymouth in Devon, England. An ancient stannary town, it was an important trading centre for locally mined tin, and a seaport before the River Plym silted up and trade moved down river to Plymouth. Plympton is an amalgamation of several villages, including St Mary's, St Maurice, Colebrook, Woodford, Newnham, Langage and Chaddlewood. Plympton was the site of an important priory in the early 12th century. The members were Augustinian canons and the priory soon became the second richest monastic house in Devon. The gatehouse of the priory is still in existence. The town was the birthplace and early residence of the painter Sir Joshua Reynolds. Reynolds was Mayor of Plympton, as well as first president of the Royal Academy of Art. His father was headmaster of Plympton Grammar School which itself is an attractive historic building in the centre of the town. Former pupils were Benjamin Haydon and Sir Charles Lock Eastlake, PRA, who were respectively first director of the National Gallery and first president of the Royal Photographic Society. Many of Reynolds' paintings were purchased by his friends the Parker family of local Saltram House, now owned by the National Trust, and are still on public display there.

Chaddlewood

Chaddlewood is a popular family district with Good rated Primary Schools, local parks and pubs. A popular area for young families.

More Property Information

One of the standout features of this property is the sizeable rear garden area, which offers a wonderful outdoor space for relaxation or entertaining guests. It is a perfect spot to enjoy the fresh air and sunshine, enhancing the overall appeal of the home.

Parking is available for one vehicle, adding to the convenience of this property. Situated in a sought-after location, this apartment is available for immediate rental at £650 per month, with a deposit of £750 and a holding deposit of £150.

Living / Bedroom

14'3" x 13'1" (4.36 x 4.01)

Kitchen

9'3" x 5'10" (2.82 x 1.80)

Bathroom

Garden

Parking

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



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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