



# Cross Keys Estates

Opening doors to your future



29 Century Quay, 130-132 Vauxhall Street  
Plymouth, PL4 0EP  
£1,350 Per Calendar Month





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Cross Keys Estates are delighted to bring to the rental market this exquisite apartment located on Vauxhall Street in the heart of The Barbican. Situated on the third floor of the stunning Century Quay development, this property offers a prime location in the vibrant Barbican area. You are greeted by a spacious family living room, perfect for entertaining guests or simply relaxing after a long day with a Juliet balcony that offers a good view across Plymouth Marina. Attached is the fitted kitchen is not only stylish but also functional, providing the ideal space for culinary enthusiasts to create delicious meals. This apartment boasts two generously sized double bedrooms, one of which features an ensuite for added convenience. Additionally, there is a modern family bathroom, ensuring that there is ample space for all residents or visitors. Furthermore, the property comes with the added benefit of an allocated underground parking space, providing secure and convenient parking for residents. With its desirable location, modern amenities, and stunning views, this apartment on Vauxhall Street

- Contemporary Two Bedroom Apartment
- Bright and Airy Family Living Room
- Two Ample Sized Double Bedrooms
- Allocated Underground Parking Space
- EPC C80, Council Tax Band D
- Popular Century Quay Development
- Modern Functional Fitted Kitchen
- Family Bathroom, Ensuite Shower Room
- Stunning Views Across Plymouth Marina
- Rent £1,350.00 pcm, Full Deposit £1,557



## 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 Barbican

The historic Barbican and Sutton Harbour are the heart of the city's heritage with the oldest buildings and the greatest number of historical stories. It's also a place where an eclectic cuisine mix of Italian, Greek, Turkish, Japanese, Chinese, Thai, Indian, Himalayan, Mexican and British restaurants may all be found! Around the Barbican, a vibrant place of cobbled streets, narrow lanes and more than 200 Listed Buildings, many of them Tudor and Jacobean, offer a wide range of cosmopolitan boutique shops, galleries, pubs, cafes and restaurants set amidst picturesque scenery. The main street of Southside Street is home to the world famous Plymouth Gin Distillery, the building dating from the early 1400s and a former monastery inhabited by Black Friar Monks. Antique stores, galleries, boutique shops and cafes thrive on Southside Street, a draw to the thousands of coach tour visitors that pass through the Barbican every year. Sutton Harbour is perfectly placed to make the most of all Plymouth has to offer, from unparalleled historic landmarks to some of the city's largest and liveliest family attractions. The National Marine Aquarium, the largest aquarium in the UK with over 40 sharks, is at the entrance to the harbour, and visitors can also take boat tours to learn more about the local marine environment - or even catch a fish and learn how best to cook it. The lively waterfront culture of Sutton Harbour offers a welcome like no other, with unique, independent shops interspersed with a diverse range of first-class restaurants, cafes and bars. Visit the famous Mayflower Steps from which the Pilgrim Fathers are believed to have left England aboard the Mayflower for a new life in America in 1620, discover Plymouth's maritime heritage with the one-mile Sutton Harbour Heritage Trail, or see the sights from two wheels and take advantage of the two National Cycle Routes right on the harbour's doorstep. Other places of interest in the Barbican include the Elizabethan House, an old house built in the early 16th century, now used as a museum and the studio gallery of the late painter and eccentric Robert Lenkiewicz, who lived and worked on the Barbican for many years deriving much of his inspiration and income from the local community.

## Entrance Hallway

## Kitchen / Living Room

28'8" x 10'10" (8.73m x 3.30m)

## Primary Bedroom

13'1" x 12'6" (4.00m x 3.82m)

## En-suite Shower Room

## Bedroom 2

17'4" x 9'6" (5.28m x 2.89m)

## Bathroom

## Sales Department

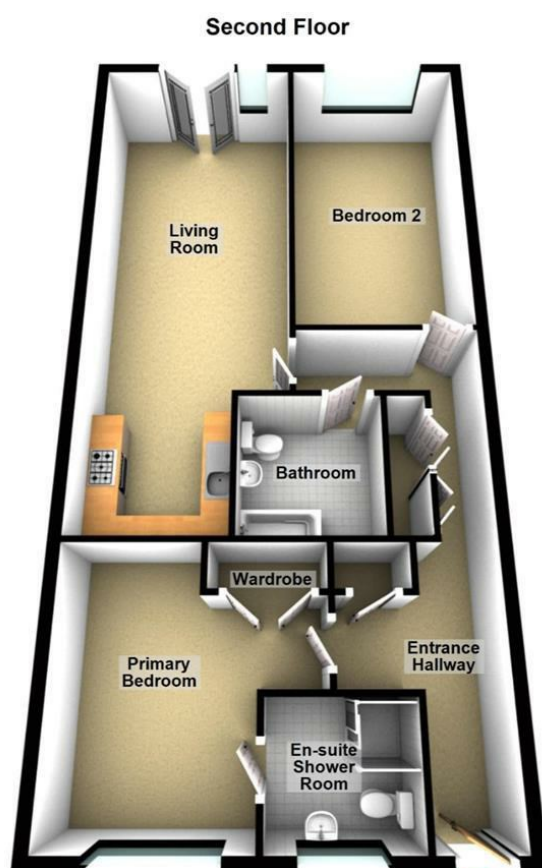
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA MARLA, Managing Director on 01752 500018

## Financial Services

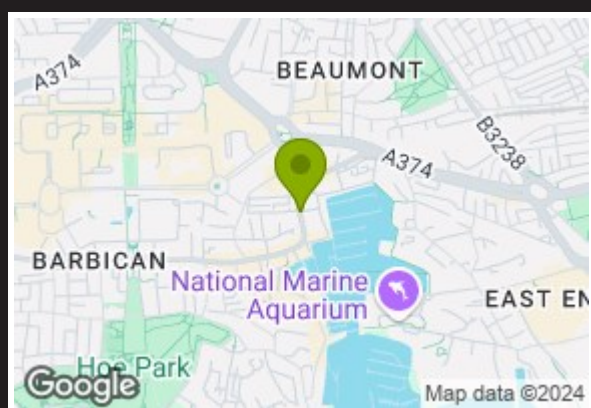
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**Cross Keys Estates**  
Residential Sales & Lettings



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		
	80	84
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) <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		
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 D**

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