



Cross Keys Estates

Opening doors to your future



Cross Keys Estates
Residential Sales & Lettings



Flat 10 Hornby Court 7 Craigie Drive
Plymouth, PL1 3FX
£1,250 Per Calendar Month




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Cross Keys Estates are pleased to present this luxurious property in Hornby Court in The Millfields, where a fantastic opportunity awaits you in the form of a charming two-bedroom apartment. Situated on the top floor of this prestigious development, where the original stone walled buildings from the Naval Hospital have been converted into these beautiful properties. Upon entering, you are greeted by a spacious living area and kitchen, complete with an integrated fridge and dishwasher. With two double bedrooms, there is plenty of space for guests, or a home office. The fitted bathroom ensures that your daily routines are carried out with ease and comfort. The property benefits from an allocated parking space, providing you with the convenience and peace of mind of having a secure spot for your vehicle. Additionally, visitor parking is available for when friends or family come to visit. The Millfields offers a desirable location with easy access to local amenities and transport links. the site has 24 hour security for your own peace of mind. Whether you prefer taking the lift or

- Luxurious Apartment in Hornby Court
- Spacious Kitchen And Living Area
- Modern Fully Fitted Three Piece Bathroom
- Complete With Integrated White Goods
- EPC = D, Council Tax Band = C
- Set In Beautiful Millfields Development
- Two Bright and Airey Double Bedrooms
- Easy Access To Property With Lift
- 24 Hour Security On Entrance To Site
- Rent £1,250.00 pcm, Full Deposit £1,442




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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 Millfields

'The Millfields' is a secure gated community surrounded by high limestone walls occupying the site of a former Royal Naval Hospital. Offering an abundance of properties which are prime examples of classical military architecture. With one single entrance in and out of the development, the 24 hour security makes the Millfields unparalleled in terms of safety. A number of gorgeous communal areas are available to all residents within the development including 'The Square' which is an expansive garden area surrounded by The Old Hospital and many of the former mess buildings including beautiful Captain and Admiral's houses and the development overall has a very strong sense of community. The Millfields can be found close to Plymouth City Centre in the area known as Stonehouse which has recently undergone substantial redevelopment including the conversion of a number of historical developments such as 'The Millfields' itself and 'The Royal William Yard' which is just a short distance away and offers a number of lovely waterside restaurants. Regular bus services operate nearby giving access into the city centre and other locations across Plymouth and the area is well served by a number of popular local primary and secondary schools.

Entrance Hallway

Living Room / Kitchen
23'9" x 17'6" (7.25m x 5.33m)

Primary Bedroom

6'7" x 11'6" (2.00m x 3.51m)

Bedroom 2

10'11" x 9'5" (3.32m x 2.86m)

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

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



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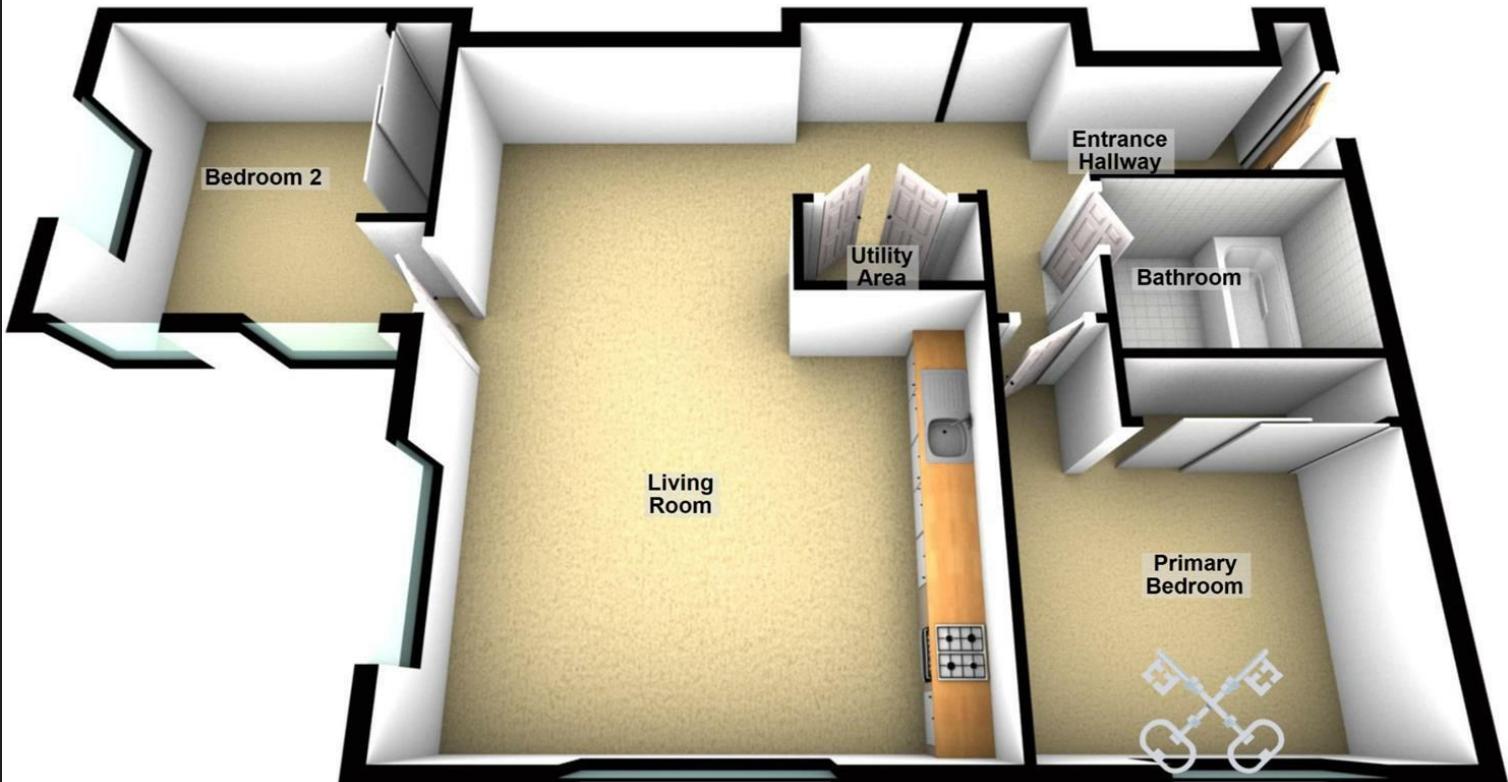


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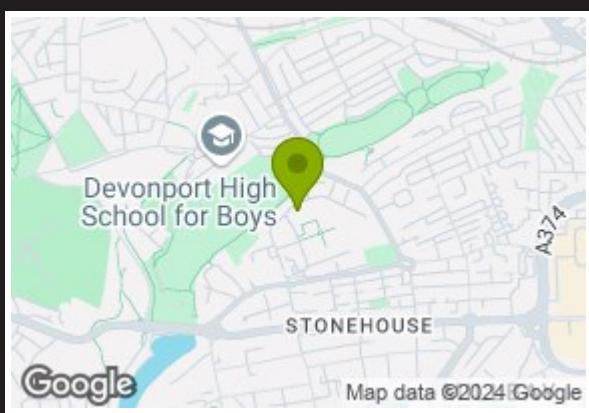
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Second Floor



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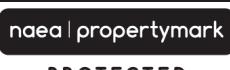
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 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 C



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