



# Cross Keys Estates

Opening doors to your future



Cross Keys Estates  
Residential Sales & Lettings



Cross Keys Estates  
Residential Sales & Lettings



Cross Keys Estates  
Residential Sales & Lettings

40 Attwood Mews  
Plymouth, PL3 4TB  
£795 Per Calendar Month



40 Attwood Mews, Plymouth, PL3 4TB

£795 Per Calendar Month

Cross Keys Estates are pleased to welcome you to this beautiful one-bedroom ground floor apartment located in the highly sought-after residential area of Milehouse, Attwood Mews. This charming property offers a perfect blend of comfort and modern living, making it an ideal choice for individuals or couples seeking a cosy home.

As you enter, you will be greeted by an open plan living room and kitchen area, designed to create a warm and inviting atmosphere. The layout is perfect for both relaxation and entertaining, allowing for a seamless flow between the living space and the kitchen. The modern shower room adds a touch of luxury, while the light and airy double bedroom provides a peaceful retreat at the end of the day.

- Modern Ground Floor Apartment
- Open Plan Living Room/Kitchen
- Contemporary Shower Room
- Close To Local Amenities
- Available End Of March 2026, EPC C79
- Light And Airy Throughout
- One Ample Double Bedroom
- One Allocated Parking Space
- Highly Popular Residential Area
- Rent £795, Deposit £917, Holding £183



## 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 is a city on the south coast of Devon, about 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 adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and 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. 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.

### Milehouse

Milehouse is a late Victorian and 1930s suburb of Plymouth. Formerly it was famous for the site of Outland House, the large family home of Robert Falcon Scott, who led the tragic British expedition to the South Pole. The area borders Plymouth's huge Central Park and is adjacent to Home Park, the ground of Plymouth Argyle football club. It is a reputable area with good facilities and is convenient to the city centre, the nightlife zones, the parkland and the main road in and out of town. The area is held in high regard by young and old families alike, due to its proximity to amenities such as the Britannia (Wetherspoons pub), Home Park, Life Centre and is a perfect location for those that commute both into town, northbound to Derriford Hospital and the science and business parks via the A38 dual carriageway.

### More Property Information

#### Living Room

18'9" x 10'5" (5.71m x 3.17m)

#### Kitchen

12'8" x 6'2" (3.86m x 1.88m)

#### Bedroom

9'5" x 12'10" (2.87m x 3.92m)

#### Shower Room

### 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



**Cross Keys Estates**  
Residential Sales & Lettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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 A**

**Cross Keys Estates**  
Opening doors to your future

Lettings, Cross Keys House 51-53 Devonport Road,  
Stoke, Plymouth, Devon, PL3 4DL  
Tel: 01752 500099 | [lettings@crosskeysestates.net](mailto:lettings@crosskeysestates.net)  
[www.crosskeysestates.net](http://www.crosskeysestates.net)

