

Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



Flat 8, 35-37 Grand Parade
Plymouth, PL1 3DQ
£1,390 Per Calendar Month



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Cross Keys Estates are delighted to bring to the rental market this stunning waterfront apartment, in the highly sought after area of The Hoe, the apartment offers a unique opportunity to enjoy breathtaking sea views. This modern residence features two well-proportioned bedrooms, including a primary suite with an ensuite shower room, ensuring both comfort and privacy.

The apartment boasts a spacious reception room, perfect for relaxation or entertaining guests, and a contemporary fitted kitchen that caters to all your culinary needs. The property is offered unfurnished, allowing you to personalise the space to your taste. The property also benefits from access to the shared communal garden.

- Stunning Waterfront Apartment
- Striking Modern Fitted Kitchen
- Ensuite Shower Room & Bathroom
- Brilliant Views Across Plymouth Sound
- Available From 21st February 2026, EPC D63
- Two Spacious Double Bedrooms
- Spacious Living / Dining Room
- Great Access To Location Amenities
- Timber Sash Double Glazing, Unfurnished
- Rent £1,390, Deposit £1,603, Holding £320.



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.

The Hoe

The property is situated within close proximity to the waterfront of historic Plymouth Hoe, with its stunning views across one of the world's largest natural harbours, and close to the Barbican, which boasts an array of specialist shops, restaurants, cafés, the National Marine Aquarium and the world's oldest gin distillery. The whole area has a distinctly European feel because of the marinas, al fresco pavement cafés and waterfront bars and restaurants. Local transport links are nearby, giving access to Plymouth City Centre and other areas further afield. The city hosts world-class events such as the Americas Cup World Series and the British Art Show, as well as its own unique events such as the British Fireworks Championships and the Barbican Jazz and Blues Festival.

More Property Information

Located in a popular area, you will find yourself surrounded by the vibrant atmosphere of The Hoe, with its picturesque scenery and local amenities just a stone's throw away. This property is available to rent from 21st February 2026, at a monthly rent of £1,390, with a deposit of £1,603 and a holding fee of £320.

This apartment is an ideal choice for those seeking a modern living experience with the added charm of waterfront views. Don't miss the chance to make this exceptional property your new home.

Sitting Room

15'9" x 14'3" (4.80m x 4.35m)

Kitchen

6'7" x 9'11" (2.00m x 3.02m)

Bedroom 1

15'9" x 8'6" (4.80m x 2.60m)

En-suite Shower Room

Bedroom 2

14'5" x 14'9" (4.40m x 4.50m)

Bathroom

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





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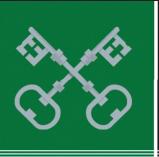
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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