



Cross Keys Estates

Opening doors to your future



Flat C2 Eleanor House George Place
Plymouth, PL1 3NZ
£695 Per Calendar Month



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Cross Keys Estates is pleased to present this charming ground floor apartment located on George Place in East Stonehouse, now available for rent. This delightful property features a private entrance that leads into a welcoming hallway. The accommodation includes a comfortable sitting room, a well-equipped fitted kitchen, a generously sized double bedroom, and a modern fitted bathroom. Recently redecorated throughout, this apartment boasts new floor coverings, double glazing, and gas central heating, ensuring a warm and inviting atmosphere. Its prime location allows for easy access to Plymouth City Centre, making it ideal for those who enjoy the vibrancy of urban living while being on the edge of the picturesque Stonehouse Peninsula.

- Ground Floor Apartment, Urban Living
- Available For Immediate Occupation
- Fitted Kitchen, Double bedroom
- Central Heating, Permit Parking Area
- Not Suitable For Property Sharers
- Recently Redecorated Throughout
- Entrance Hallway, Sitting Room
- Bathroom, uPVC Double Glazed
- Walking Distance To City Centre
- Early Viewing Advised, EPC=D62



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 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. There's everything that you would expect to find in a cool, cultural city, with great shopping, arts and entertainment. But there's also hundreds of years of history to uncover, from Sir Francis Drake and the Spanish Armada to the Mayflower sailing in 1620, to a city rebuilt following the Blitz during World War II. With easy access to Exeter and its International Airport and a mainline train station giving direct access to London and a ferry port offering sea crossings to both France and Spain.

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.

East Stonehouse

East Stonehouse was one of three towns that were amalgamated into modern-day Plymouth. West Stonehouse was a village that is within the current Mount Edgcumbe Country Park in Cornwall. It was destroyed by the French in 1350. The terminology used in this article refers to the settlement of East Stonehouse which is on the Devon side of the mouth of the Tamar estuary, and will be referred to as Stonehouse. Stonehouse Peninsula is an extremely prestigious and sought-after area within Plymouth due to its waterside location and being within close proximity to the ever-popular Royal William Yard development; this fantastic location affords the property beautiful panoramic views across the River Tamar Estuary and towards Cornwall in the distance. Stonehouse as an area has recently undergone a large-scale regeneration and offers its own local amenities including convenience stores, restaurants and public houses and is within walking distance of Plymouth City Centre where many further amenities can be found. The area is well known for its many coastal walks and points of interest including The Royal William Yard, Devil's Point and the Cremyll Ferry to Mount Edgcumbe being just a stone's throw away from the property itself. Regular bus services operate along Durnford Street and Cremyll Street giving access into Plymouth City Centre and other areas across the city and there are a number of excellent primary and secondary schools within close proximity to the property.

More Property Information

The apartment also offers permit parking for adding to the convenience of this lovely home. Available for immediate occupation at a monthly rent of £695.00, a holding deposit of £160.00 is required, along with a full deposit of £801.00. Please note that this property is not suitable for sharers.

This apartment presents an excellent opportunity for individuals or couples seeking a comfortable and well-located home in East Stonehouse. Do not miss the chance to make this delightful space your own.

Entrance Hallway

Sitting Room

11'1" x 11'1" (3.39m x 3.62m)

Kitchen

9'5" x 6'7" (2.88m x 2.00m)

Bedroom

11'2" x 12'2" (3.40m x 3.70m)

Bathroom

Cross Keys Estates Sales Department

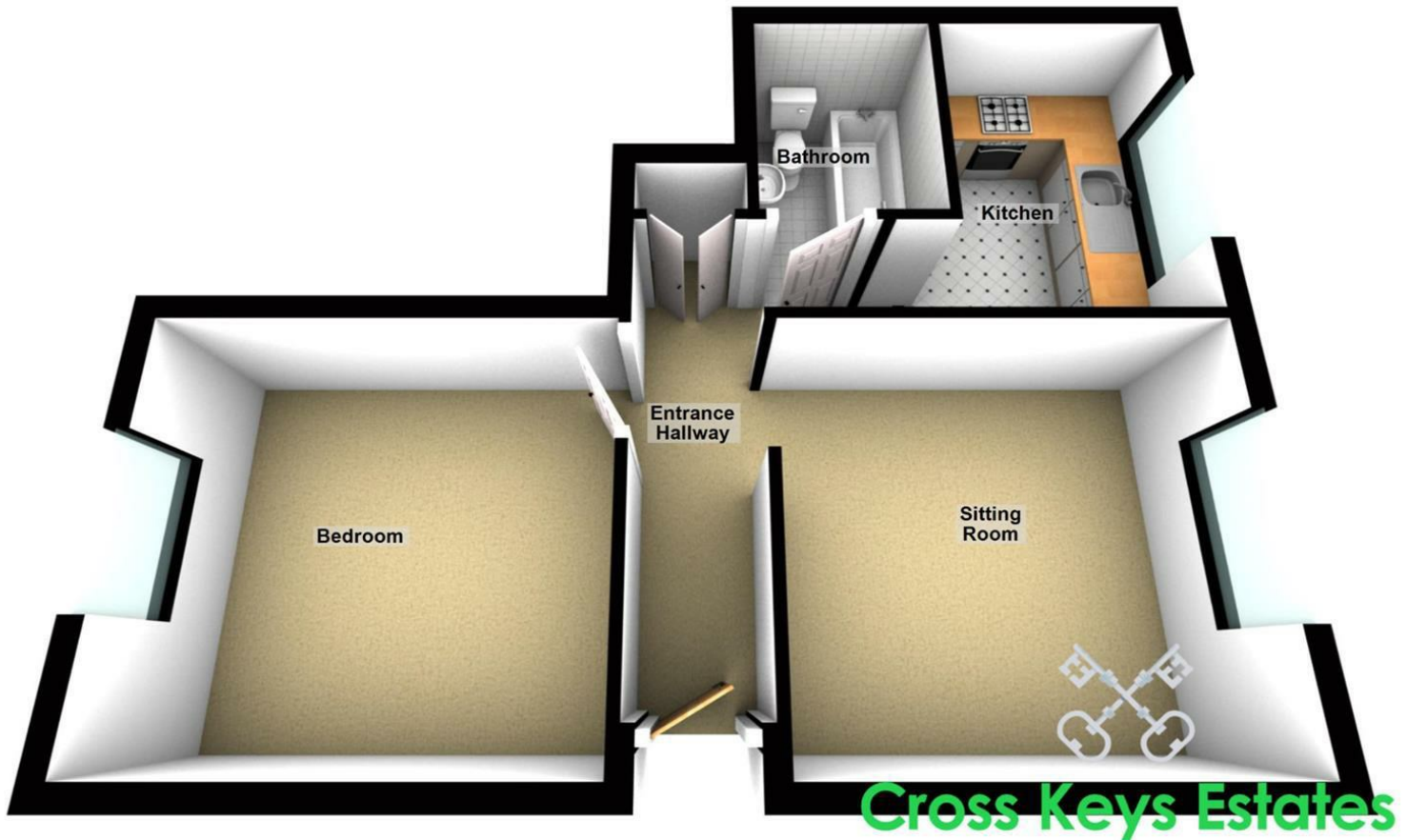
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any of the team on 01752 500018

Financial Services

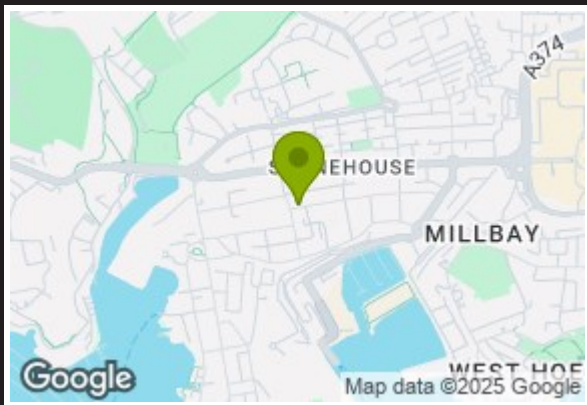
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Ground Floor



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	79
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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