



Cross Keys Estates

Opening doors to your future



2 Attwood Mews
Plymouth, PL3 4TB
£825 Per Calendar Month



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Cross Keys Estates are delighted to present to the market this charming ground floor flat located in the peaceful cul-de-sac of Attwood Mews, just off Milehouse Road. This delightful property, which has been recently redecorated, offers a perfect blend of modern living and convenience, making it an ideal choice for individuals or couples seeking a comfortable home. As you enter, you will be greeted by a spacious living room that provides ample space for relaxation and entertaining. Adjacent to the living room is a modern fitted kitchen, equipped with plenty of storage, making it a joy to prepare meals. The flat features a well-proportioned double bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

- Modern Semi-Detached Build, Gch
- Recently Redecorated Throughout
- Allocated Off Road Parking Space, uPVC Dg
- Perfect For Single Occupier or a Couple
- Available For Immediate Occupation
- Purpose Built Ground Floor Apartment
- One Double Bedroom / Modern Fitted Kitchen
- Highly Popular Location/Excellent Transport Links
- Close Proximity to Life Centre/Home Park Stadium
- Rent=£825, Holding=£190, Deposit=£951



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.

Milehouse

This property is situated within the popular residential area of Milehouse. Milehouse being located within close proximity to Plymouth City Centre and having regular buses taking you into the City Centre. Plymouth has something for everyone, whether it is enjoying the Barbican with its fantastic restaurants and bars, or taking a pleasant walk along the South West Coastal Path. There is the Tamar Valley with its superb river creeks and estuaries, Dartmoor, one of the world's finest national parks and of course, the ancient county of Cornwall are all waiting to be explored.

More Property Information

One of the standout features of this property is the allocated parking space conveniently located in front of the flat, offering ease of access and peace of mind. Situated close to the Life Centre and Home Park Stadium, this property benefits from excellent local amenities and transport links, making it easy to enjoy the vibrant lifestyle that the area has to offer. Whether you are looking to explore the local parks, enjoy sporting events, or simply relax in your new home, this flat is perfectly positioned to meet your needs.

In summary, this lovely ground floor flat in Attwood Mews presents an excellent opportunity for those seeking a modern and convenient living space in a desirable location. Do not miss the chance to make this property your new home. This home benefits from uPVC double glazing and gas central heating, ensuring comfort throughout the year. The property is available immediately on an unfurnished basis. With a rental price of £825.00, a full deposit of £951.00, and a holding deposit of £190.00, this property represents an excellent opportunity for a single person or a couple.

Living Room

18'8" x 10'5" (5.68m x 3.17m)

Fitted Kitchen

12'8" x 6'2" (3.85m x 1.88m)

Bedroom

9'5" x 13'0" (2.86m x 3.95m)

Bathroom

Store

3'3" x 2'4" (1.00m x 0.71m)

Cross Keys Estates Sales Department

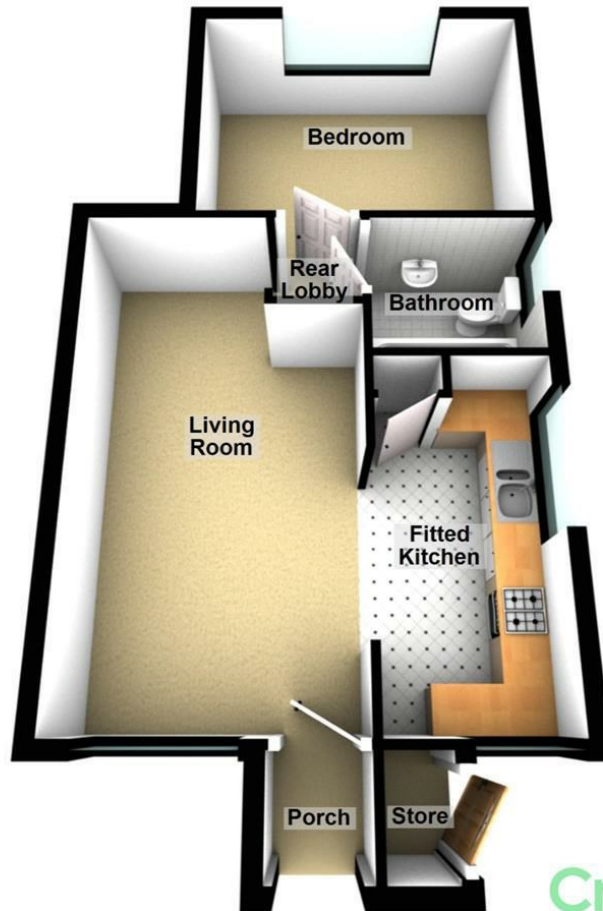
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any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

Financial Services

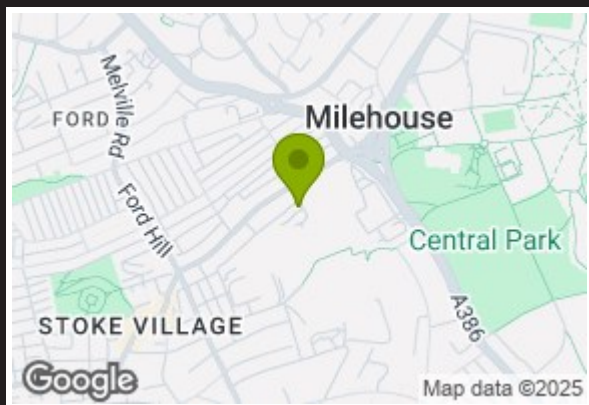
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential 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



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		
	79	79
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		
	79	79
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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