



# Cross Keys Estates

Opening doors to your future



Garden Flat 26 Ashford Road  
Plymouth, PL4 7BN  
£725 Per Calendar Month



## Garden Flat 26 Ashford Road, Plymouth, PL4 7BN

£725 Per Calendar Month

Cross Keys Estates are pleased to bring to the rental market this delightful lower ground floor apartment full of Victorian character. The property is situated on Ashford Road, a location known for its vibrant community and convenient access to local amenities.

Upon entering, you will find a welcoming reception room that exudes warmth and charm, perfect for relaxation or entertaining guests. The apartment features one well-proportioned bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

- Spacious Lower Ground Floor Apartment
- Spacious Bright Living Room
- Newly Fitted Carpets Throughout
- Small Courtyard Area At Rear
- Available Immediately, EPC C
- Popular Location Near Mutley Plain
- One Good Sized Double Bedroom
- Three Piece White Bathroom Suite
- Allocated Off Road Parking x1
- Rent £725, Deposit £836, Holding £167



## 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.

### Mutley

The property benefits from being within close proximity to a wealth of local amenities found along nearby Mutley Plain or Hyde Park. Plymouth City Centre and Plymouth University can also be found nearby thanks to the properties central location and local bus routes operate along Alexandra Road giving access into the City Centre and other locations across the city. A number of popular local primary and secondary schools are also just a short distance away.

### More Property Information

One of the standout features of this property is the off-road parking available at the rear, a rare find in such a desirable area. Additionally, the small courtyard at the back of the apartment offers a lovely outdoor space, ideal for enjoying a morning coffee or an evening glass of wine. The French windows from the living room allow natural light to flood the space, creating a bright and airy atmosphere.

Recently fitted with new carpets, this apartment is ready for you to move in and make it your own. With its Victorian charm and modern conveniences, this property is perfect for first-time buyers, professionals, or those seeking a cosy retreat in a vibrant neighbourhood. Don't miss the opportunity to view this lovely apartment and experience all that it has to offer.

Available for immediate rent at £725 per month, this apartment presents an excellent opportunity for those seeking a cosy home in a desirable location. A deposit of £836 is required, along with a holding deposit of £167 to secure your new residence.

### Living Room

20'4" x 10'4" (6.19m x 3.15m)

### Kitchen

7'1" x 10'0" (2.17m x 3.04m)

### Dining Area

12'8" x 5'10" (3.86m x 1.79m)

### Bedroom

14'5" x 13'1" (4.39m x 4.00m)

### Bathroom

### Parking

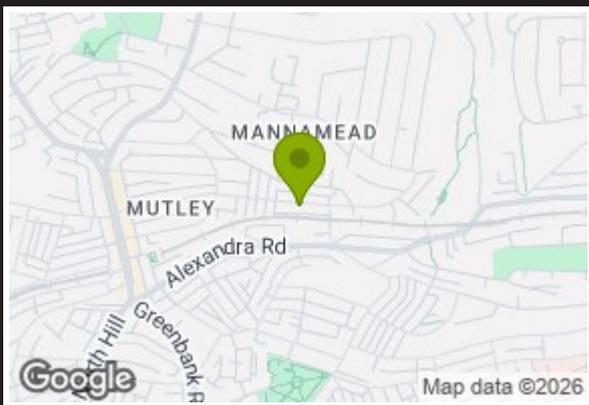
### Cross Keys Estates Sales Department

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





Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	78
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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