# Cross Keys Estates

## Opening doors to your future

56 Packington Street
Plymouth, PL2 1HA

£900 Per Calendar Month

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Cross Keys Estates is delighted to present this spacious first-floor apartment located on the serene Packington Street in Stoke. Nestled away at the rear of the street, this property offers a peaceful retreat while being just a short stroll from the vibrant Stoke Village. The apartment features a welcoming entrance hallway that leads to a generously sized living room, perfect for relaxation and entertaining. The modern kitchen is well-equipped, making it ideal for those who enjoy cooking. There are two ample double bedrooms, both newly fitted with fresh carpets, ensuring comfort and style. The modern bathroom completes the accommodation, providing a clean and contemporary space. This property is enhanced by uPVC double glazing and gas central heating throughout, ensuring warmth and energy efficiency. Residents can enjoy lovely open views across the local area, adding to the charm of this home. Externally, the apartment benefits from communal gardens and designated clothes drying areas, along with two useful storage sheds for added convenience.

- Spacious First Floor Apartment
- Outstanding Views Across Plymouth
- Good Sized Modern Fitted Kitchen
- Two External Storage Sheds
- Double Glazed & Gas Central Heating
- Convenient Central Stoke Location
- Two Generous Double Bedrooms
- Traditional Three Piece Bathroom
- Available For Immediate Occupation
- Rent £900, Holding £207 Deposit £1038

## Cross Keys Estates

At Cross Keys Estates, we believe that exceptional property marketing and outstanding customer service go hand in hand. As an independent, award-winning estate agency, we combine innovative marketing, expert local knowledge and a genuinely personal approach to ensure every property receives the attention it deserves. From beautifully presented photography and compelling property descriptions to targeted digital marketing and proactive sales and lettings strategies, we work tirelessly to maximise exposure, attract the right buyers and tenants, and achieve the best possible results for our clients. Our commitment to service doesn't stop once your property is on the market — we keep you informed, work proactively on your behalf and remain focused on delivering results. And, most importantly, 98% of our customers recommend Cross Keys Estates to their friends and family — a powerful reflection of the trust, service and results we strive to deliver every day. It is this combination of superior marketing, exceptional customer service and proven results that has helped make Cross Keys Estates Plymouth's leading independent estate agent.

## Plymouth

Plymouth is a city where the best of Devon living comes together, offering an enviable blend of coastline, countryside, history and vibrant city life. Set between the River Tamar and the beautiful waters of Plymouth Sound, life here naturally revolves around the water, with opportunities for sailing, paddleboarding, kayaking, fishing and enjoying leisurely walks along the waterfront. The city's extensive coastline provides beautiful places to explore, from peaceful waterside walks and sandy beaches to dramatic coastal scenery, while Dartmoor and the wider Devon countryside are within easy reach for those who enjoy walking, cycling and the great outdoors.

There is also a wonderfully varied social and cultural side to Plymouth, with independent cafés, restaurants, bars and pubs, alongside theatres, galleries, live music, sporting events and a year-round programme of activities. The historic Barbican provides a particularly vibrant setting for enjoying a meal or drink beside the water, while Royal William Yard offers an impressive waterfront destination for dining, relaxing and meeting friends. For families, there are excellent opportunities to enjoy parks, beaches, leisure facilities and attractions, while professionals benefit from the city's growing business community and excellent connections across Devon, Cornwall and beyond.

From enjoying a morning coffee overlooking the Sound and an evening stroll along the Hoe, to weekends exploring the coast or escaping into the countryside, Plymouth offers a lifestyle that combines the energy and convenience of city living with the freedom and relaxation of living by the sea. It is this unique combination of location, lifestyle, community and natural beauty that makes Plymouth such an appealing place to call home.

## Stoke

Stoke is a well-established and highly regarded residential area of Plymouth, offering an excellent balance of convenience, community and connectivity. Ideally positioned close to Plymouth City Centre, the area is particularly popular with families and professionals, with a selection of well-regarded schools nearby and excellent access to Devonport Dockyard, HM Naval Base Plymouth and Babcock International, one of the area's major employers. The nearby Torpoint Ferry provides a convenient link across the River Tamar to Cornwall, while the city's Park & Ride facilities offer an easy alternative for commuters and those travelling into Plymouth. Stoke is also within easy reach of the Life Centre and Central Park, providing excellent sporting, leisure and recreational facilities, while the historic Royal William Yard, Plymouth Sound and waterfront are just a short distance away. The area itself combines attractive residential streets with local shops, green spaces and a strong community atmosphere, with parts of Stoke benefiting from the character and charm of a designated Conservation Area. With the city centre, employment hubs, schools, leisure facilities and excellent transport connections all close at hand, Stoke offers an appealing lifestyle and a particularly convenient base for enjoying everything Plymouth and the wider Southwest have to offer.

## More Property Information

Available immediately and offered unfurnished, this apartment is an excellent opportunity for those seeking a comfortable living space in a desirable location. The rent is set at £900.00 per calendar month, with a holding deposit of £207.00 and a full deposit of £1,038.00 required. Don't miss the chance to make this delightful apartment your new home.

## Kitchen

10'11" x 7'8" (3.32m x 2.34m)

## Balcony & Views

## Living Room

11'1" x 16'10" (3.37m x 5.14m)

## Primary Bedroom

11'1" x 13'7" (3.37m x 4.14m)

## Bedroom 2

10'11" x 11'1" (3.32m x 3.38m)

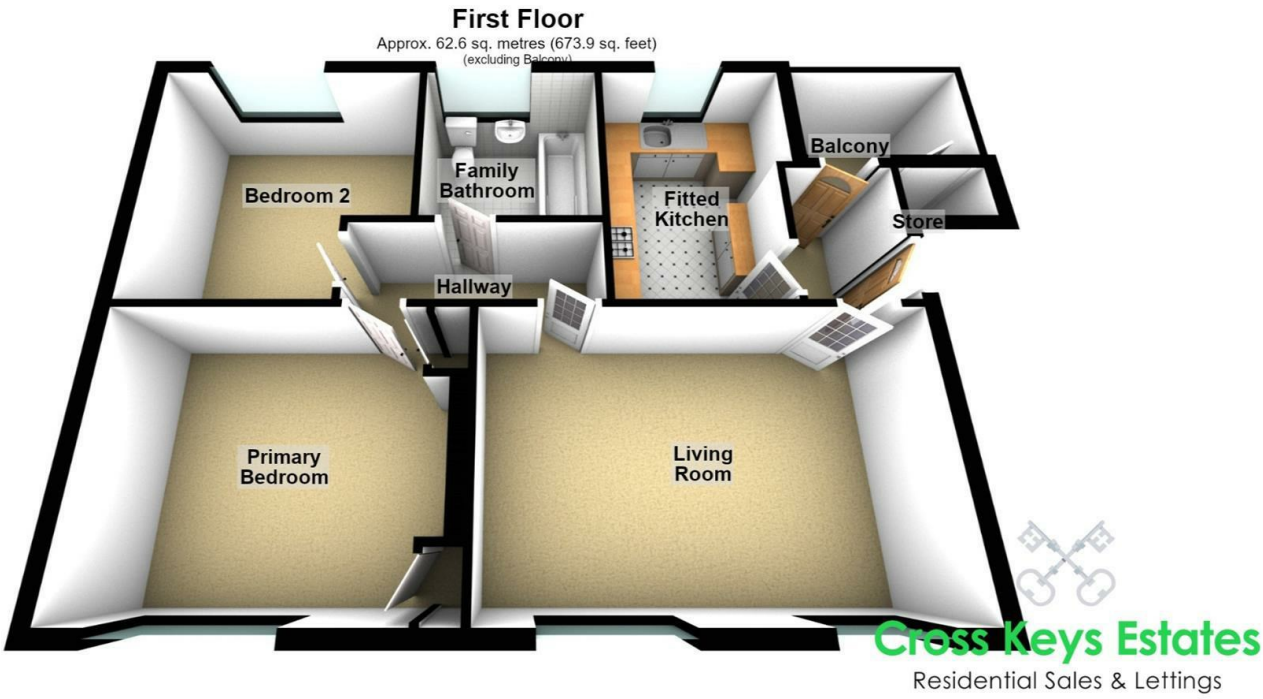
## Bathroom

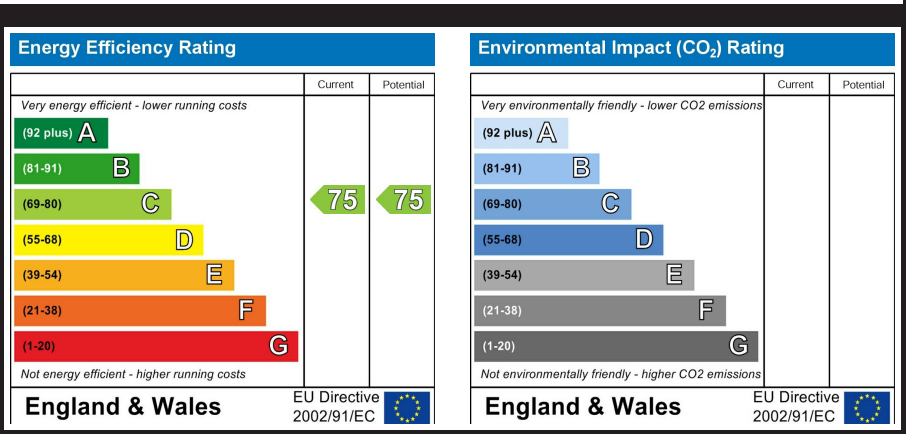
## Cross Keys Estates Sales Department

At Cross Keys Estates, we also offer a professional, NAEA-accredited Residential Property Sales Service, providing expert advice and guidance whether you are selling your home, looking to purchase a property as a buy-to-let investment, or simply considering your options. If you are thinking of selling, looking to expand your property portfolio, or would like a free, no-obligation review of your current portfolio, our experienced team is here to help. For friendly, professional advice tailored to your individual circumstances, please call Jack, Hannah, Fiona or any member of the Cross Keys Estates team on
01752 500018.

## Financial Services

For help with your mortgage, we can introduce you to Mortgage Monkeys, who will review your circumstances, explain your options and help arrange a Decision in Principle.






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.

The Property Ombudsman

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**Council Tax Band A**

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