



Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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GFF 54 Ford Hill
Plymouth, PL2 1HJ
£925 Per Calendar Month



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Cross Keys Estates is pleased to present this charming ground floor apartment located on Ford Hill, Stoke, Plymouth, Devon. Nestled in a beautifully converted Victorian house, this property is just a stone's throw from the vibrant centre of Stoke Village, making it an ideal choice for those seeking convenience and comfort. The apartment boasts a well-thought-out layout, featuring an inviting entrance hallway that leads into a spacious and bright living room. This area is enhanced by a delightful feature fireplace and a bay window that floods the space with natural light. The accommodation includes two bedrooms: a generously sized double bedroom and a large single bedroom, perfect for guests or a home office. The family bathroom is well-appointed, and the fitted kitchen at the rear offers practicality for everyday living. This property is double glazed and centrally heated, ensuring warmth and energy efficiency throughout the year. One of the standout features is the enclosed westerly facing rear courtyard garden, providing a lovely outdoor space to relax and unwind.

- Lovely Ground Floor Converted Apartment
- Large Light & Airy Living Room
- Fitted Kitchen, Family Bathroom
- Enclosed Rear Courtyard Garden
- Available For Occupation In September
- Close To All The Amenities Of Stoke Village
- Two Ample Sized Bedrooms
- Double Glazed And Centrally Heated
- Presented To High Standard Throughout
- Rent £925, Holding £213, Deposit £1067



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-southwest 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 Southwest, 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.

Stoke

The property is situated literally just a stone's throw away from the ever popular Stoke Village where a number of local amenities can be found. Stoke is well known for having an abundance of Victorian, Georgian and Edwardian properties within a conservation area. The area boasts easy access into Plymouth City Centre, which is only a short drive away and many local bus services run through the area giving access to all areas across Plymouth. Some of the amenities provided includes a co-operative store, pharmacy, cafe's, charity shops, public houses and much more. Primary schools in the area include Stoke Damerel Primary School and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. Plymouth College of Further Education is located on the southern fringes of the area, which is yet another added benefit along with being within close proximity to Devonport Dockyard and the Torpoint Ferry giving access in Cornwall. Located approximately 1 mile from Plymouth centre means that residents of Stoke have easy access to Plymouth ferry port and within 3 miles of the A38. Plymouth Albion Rugby Football Club is located within a mile to the south west of Stoke with Plymouth Argyle Football Club located within a mile to the north east. There are a number of large recreational areas including the Block House Park, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located south of Milehouse Road.

More Property Information

With local amenities within easy reach and the city centre just a short distance away, this apartment is perfectly suited for individuals, couples, or small families. Available for immediate occupation, the monthly rent is £925, with a holding deposit of £213 and a full deposit of £1067 required.

This delightful apartment combines modern living with the charm of a Victorian conversion, making it a must-see for anyone looking to settle in this desirable area.

Entrance Hall

Sitting Room

13'11" x 13'6" (4.24m x 4.11m)

Fitted Kitchen

7'1" x 10'3" (2.16m x 3.12m)

Master Bedroom

13'5" x 11'0" (4.08m x 3.36m)

Bedroom 2

8'10" x 6'10" (2.68m x 2.08m)

Enclosed Rear Courtyard

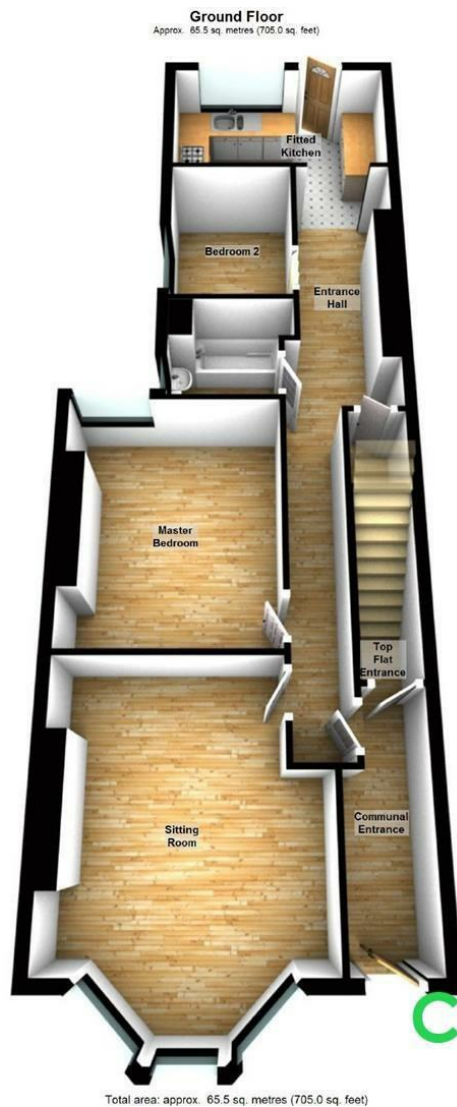
Cross Keys Estates Sales Department

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

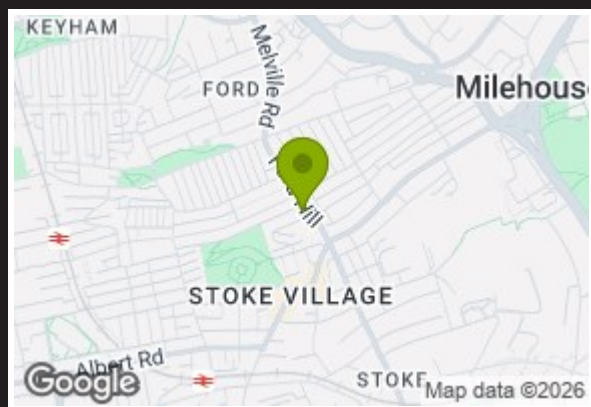
Financial Services

We work with Mortgage Monkeys, who provide friendly, straightforward mortgage advice, explain the options available and help buyers arrange a Decision in Principle—ask our team to put you in touch.





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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		
	56	73
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		
	52	74
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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Lettings, Cross Keys House 51-53 Devonport Road,
Stoke, Plymouth, Devon, PL3 4DL
Tel: 01752 500099 | lettings@crosskeysestates.net
www.crosskeysestates.net