

# Cross Keys Estates

Opening doors to your future



Flat A, 68 College Avenue  
Plymouth, PL4 7AP  
£875 Per Calendar Month





Flat A, 68 College Avenue, Plymouth, PL4 7AP

£875 Per Calendar Month

Cross Keys are delighted to present this spacious and beautifully presented lower-level apartment for rent, situated in the highly sought-after area of Mannamead, Plymouth. This charming property features an inviting entrance hallway that leads to a well-proportioned double bedroom and a comfortable single bedroom, making it ideal for professionals or small families. The modern fitted kitchen is perfect for those who enjoy cooking, while the light and airy lounge provides a welcoming space to relax and unwind. The apartment also includes a well-appointed bathroom, ensuring convenience and comfort for its residents. Located just a stone's throw from Mutley Plain, this property offers easy access to a variety of local amenities and is within walking distance to the city centre, making it an excellent choice for those who appreciate urban living. Additionally, the apartment comes with allocated parking for one vehicle, a valuable feature in this popular area.

- Spacious Lower-Level Apartment
- Shared Courtyard Garden
- Close To Lots Of Local Amenities
- One Ample Single Bedroom
- uPVC Double Glazed
- Bright And Airy Throughout
- Gas Central Heating Throughout
- Good Size Double Bedroom
- Allocated Parking Space To Rear
- Rent £875 Deposit £1009 Holding £201



## 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.

### Mannamead

The very popular and sought-after location of Mannamead is a suburb famed for its tree lined roads. The late Victorian Emmanuel church which provides a distinctive landmark is situated on Mannamead which serves as one of the main routes into the Plymouth City Centre. There is a full range of schooling nearby both state and private, these include Plymouth College, Compton C of E, Hyde park and Kings primary schools. Locally there are a small selection of convenience stores. Within approximately ¼ mile you have Hyde Park Shops and Mutley Plain which has a selection of independent and mainstream shops.

### More Property Information

Available immediately at a competitive rental price of £875.00 per calendar month, with a deposit of £1,009.00 and a holding deposit of £201.00, this property presents a fantastic opportunity for those looking to secure a lovely home in a desirable location. We highly recommend an early internal viewing to fully appreciate all that this apartment has to offer.

### Living Room

### Kitchen

2.08m x 2.87m

### Hallway

### Master Bedroom

2.67m x 3.42m

### Bedroom 2

1.82m x 3.54m

### Bathroom

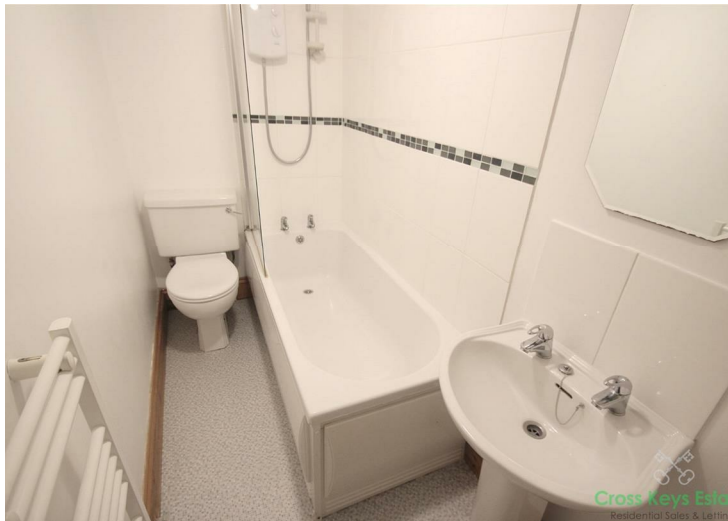
### Courtyard

### Cross Keys Estates Lettings Department

Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500099

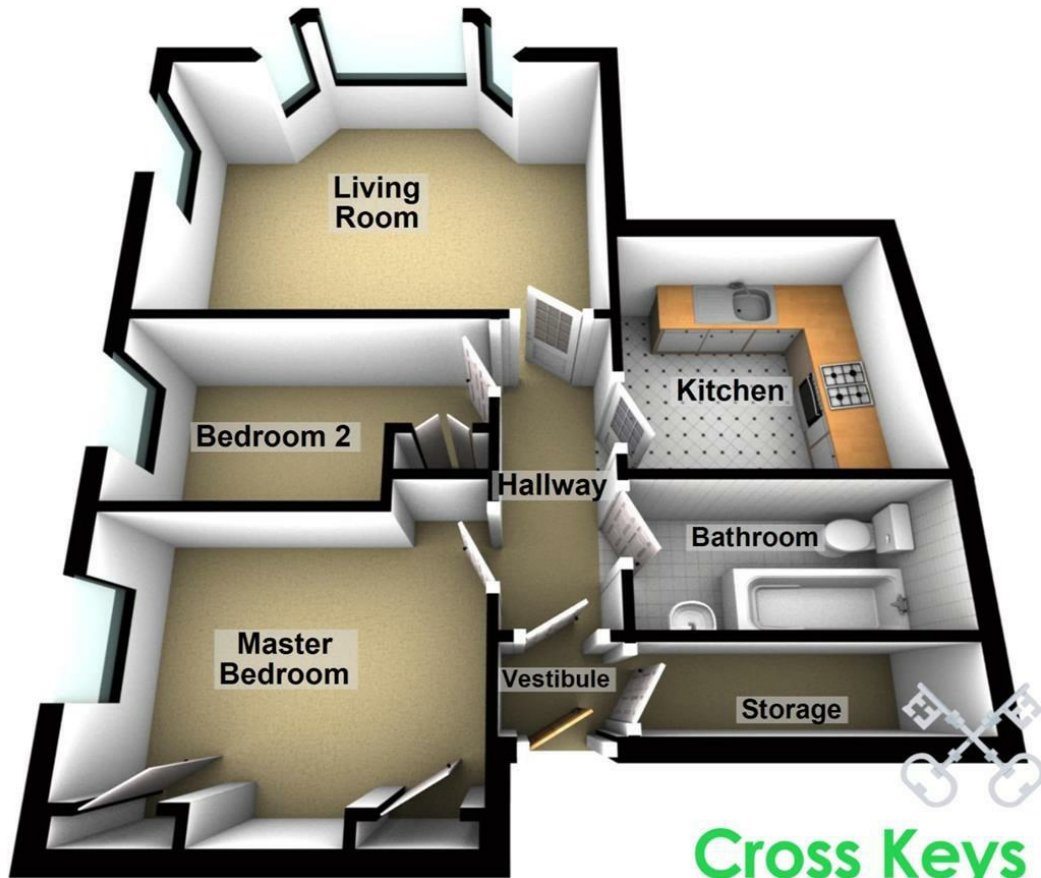
### Cross Keys Estates Sales Department

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





## 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		
	66	74
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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**



**Cross Keys Estates**  
Opening doors to your future

Lettings, Cross Keys House 51-53 Devonport Road,  
Stoke, Plymouth, Devon, PL3 4DL  
Tel: 01752 500099 | [lettings@crosskeysestates.net](mailto:lettings@crosskeysestates.net)  
[www.crosskeysestates.net](http://www.crosskeysestates.net)