



# Cross Keys Estates

## Opening doors to your future



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Residential Sales & Lettings



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44 Balmoral Avenue  
Plymouth, PL2 1HP

£1,100 Per Calendar Month



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Cross Keys Estates are pleased to bring to the rental market this delightful mid-terrace house in Balmoral Avenue, which offers a perfect blend of comfort and convenience. Built circa 1910, the property has been thoughtfully updated, featuring new carpets throughout and a fresh coat of paint, making it ready for you to move in without delay.

This two-bedroom home boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed lounge invites you to unwind, while the kitchen/diner is ideal for family meals and gatherings. The property also includes a convenient downstairs bathroom, complete with a separate bath and shower, as well as an upstairs WC for added convenience.

- Two Double Bedroom Terraced House
- Ample Living Room With Bay Window
- Freshly Decorated & New Carpets
- Downstairs Bathroom & Upstairs WC
- Available Immediately, EPC C69
- Popular Location In Stoke
- Good Sized Fitted Kitchen / Diner
- Low Maintenance Rear Courtyard
- Unrestricted On Street Parking
- Rent £1,100, Deposit £1,269, Holding £253



## 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 unrivaled.

### Plymouth

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project.

Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well-known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year.

In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating.

Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airports located in Exeter (49 miles away).

### Stoke

Stoke is not far to the refurbished Royal William Yard for the River Cottage Canteen, or to the Barbican for Prete's ice-cream parlor or the Plymouth Arts Centre. Stoke Damerel conservation area has beautiful, affordable white stucco villas around Wingfield Road, The Elms, Collingwood Road and the like; the wider area also sports lovely, early-Victorian cottages interspersed with keenly priced terraces, such as Millbridge around Wilton Street, first built to house dockers. Generally smaller and more affordable homes towards Devonport dockyard. Stoke is right by the new Plymouth Life Centre, which has the largest aquatic facilities of its kind in southern England (outside of the Olympic Village) and is home to the newest wheelchair rugby team in the UK, the West Country Hawks."

### More Property Information

The two double bedrooms are generously sized, ensuring a restful retreat at the end of the day. Outside, the rear courtyard offers a private outdoor space, perfect for enjoying a morning coffee or evening relaxation. Unrestricted on-street parking is available, adding to the practicality of this lovely home.

This property is available to rent immediately at a competitive price of £1,100 per month, with a deposit of £1,269 and a holding deposit of £253. Whether you are a young professional, a couple, or a small family, this charming terraced house on Balmoral Avenue presents an excellent opportunity to enjoy comfortable living in a desirable location. Don't miss your chance to make this house your home.

### Hallway

### Sitting Room

10'10" x 9'11" (3.29m x 3.02m)

### Kitchen/Diner

### Bathroom

### Landing

### Primary Bedroom

10'10" x 13'4" (3.31m x 4.07m)

### Bedroom 2

10'10" x 9'2" (3.29m x 2.79m)

### WC

### 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 buying 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

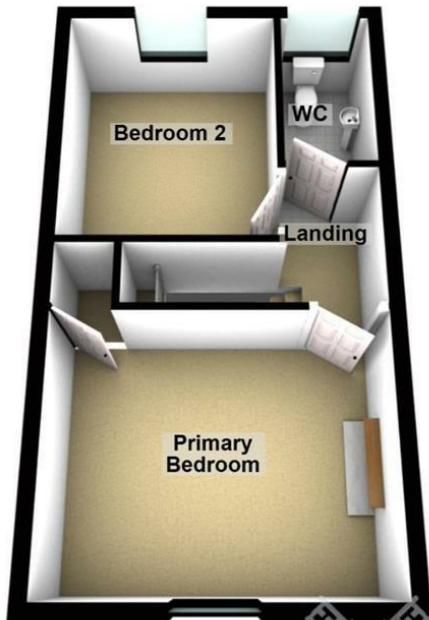
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment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



## Ground Floor



## First Floor



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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		
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**



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