



# Cross Keys Estates

Opening doors to your future



69B St. Leonards Road  
Plymouth, PL4 9NF  
£825 Per Calendar Month



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Cross Keys Estates are pleased to bring to the market this first-floor apartment which is situated on St. Leonards Road in the vibrant city of Plymouth. With two well-proportioned bedrooms, one being a comfortable double and the other a cosy single, this property is perfect for individuals or small families seeking a modern home.

The apartment boasts a brand new kitchen, designed with contemporary fittings that will surely inspire your culinary adventures. The modern three-piece bathroom adds a touch of elegance and convenience, ensuring that your daily routines are both comfortable and stylish.

- Contemporary First Floor Apartment
- Spacious Lounge With Bay Window
- Three Piece Bathroom Suite
- On Street Permit Parking Available
- Available To Rent From April 2026, EPC D
- One Double & One Single Bedroom
- Brand New Modern Fitted Kitchen
- Decorated To A High Standard Throughout
- Access To Shared Rear Courtyard
- Rent £825, Deposit £951, Holding £190



## 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.

### Prince Rock

The property is situated in the popular residential location of Prince Rock. The area benefits from a central location close to numerous local amenities found nearby on Embankment Road or slightly further away in Plymouth City Centre which is just 10 minutes walk or a short drive. Regular bus services also run along Embankment Road giving access into the city centre along with other areas across the city, particularly Plympton and Plymstock. The property falls within the catchment area for Prince Rock Primary School which is very popular and well known locally for having an Outstanding Ofsted Report.

### More Property Information

Access to a shared courtyard at the rear of the property provides a lovely outdoor space, ideal for enjoying a breath of fresh air or socialising with neighbours. The apartment is situated in a location that offers on-street permit parking, which is available to rent, making it easy for residents with vehicles.

Available to rent from the end of April at a competitive price of £825 per month, this property requires a deposit of £951 and a holding deposit of £190. This is an excellent opportunity to secure a modern and inviting home in a sought-after area of Plymouth. Don't miss your chance to make this delightful apartment your new residence.

### Living Room

12'2" x 11'5" (3.71m x 3.49m)

### Kitchen

12'2" x 11'7" (3.70m x 3.53m)

### Landing

### Primary Bedroom

12'3" x 11'5" (3.73m x 3.49m)

### Bedroom 2

6'7" x 5'9" (2.00m x 1.74m)

### Bathroom

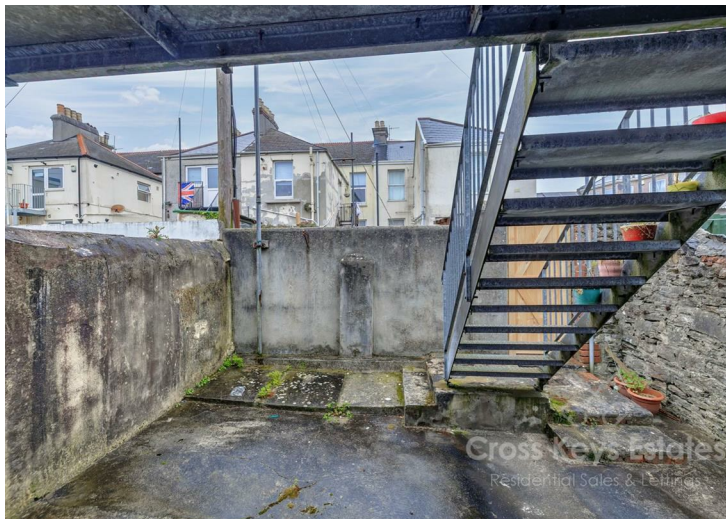
### Communal Courtyard

### 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

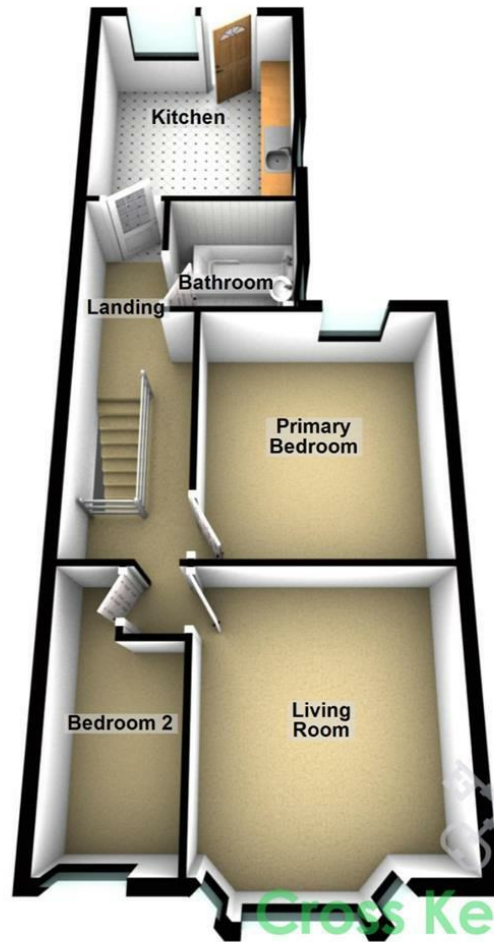
Cross Keys Estates are proud to work in partnership with The Mortgage Lab, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential and investment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



**Cross Keys Estates**  
Residential Sales & Lettings



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			
		65	75
<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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