



# Cross Keys Estates

Opening doors to your future



Cross Keys Estate  
Residential Sales & Lettings



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11 The Quarterdeck  
Plymouth, PL1 3RL  
£1,195 Per Calendar Month



## 11 The Quarterdeck, Plymouth, PL1 3RL

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Cross Keys Estates are excited to present to the rental market this superb second floor apartment located in an enviable waterside location in the highly regarded development of 'The Quarterdeck'. The apartment is most spacious throughout and comprises living room, dining area, Modern kitchen, three double bedrooms, large family shower room and a master en-suite bathroom with separate dressing area. The property also offers one allocated parking space in a secure gated off road car park and uPVC Dg. It also benefits from access to the communal gardens and views over the water front. Available beginning of May at £1195.00 per calendar month with a five week deposit of £1378.00 and a holding deposit of £275.00. Sorry but this property is not open to pet owners or property sharers.

- Superb Waterside Apartment
- Lounge/Dining Room
- Dressing Room
- Three Double Bedrooms
- Available Now
- Spacious Accommodation
- Family Shower Room
- uPVC Double Glazing
- Modern Kitchen
- Holding Deposit = £275.00



## Plymouth

Plymouth is a city on the south coast of Devon, about 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 adjacent to one of the most natural harbours in the world. To the North is the Dartmoor National Park extending to over 300 square miles and 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. 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/student economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

## Stonehouse

Stonehouse forms part of Plymouth's famous waterfront, which has undergone a huge transformation in recent years and offers a superb central position close to any number of local amenities in Plymouth City Centre which is just a short walk away. Regular bus routes operate nearby providing access to other areas across the city and there is a very popular local primary school found just around the corner.

## Communal Hallway

## Lounge/Diner

27'6" x 14'2" (8.39 x 4.34)

## Kitchen

## Master Bedroom

12'5" x 11'5" (3.80 x 3.50)

## En-Suite Bathroom

## Bedroom 2

13'3" x 11'1" (4.06 x 3.40)

## Shower Room

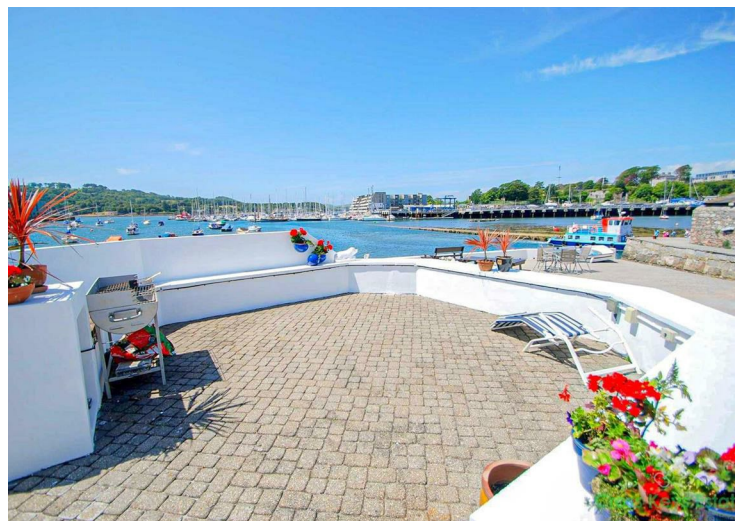
## Bedroom 3

8'3" x 6'6" (2.53 x 2.00)

## Views

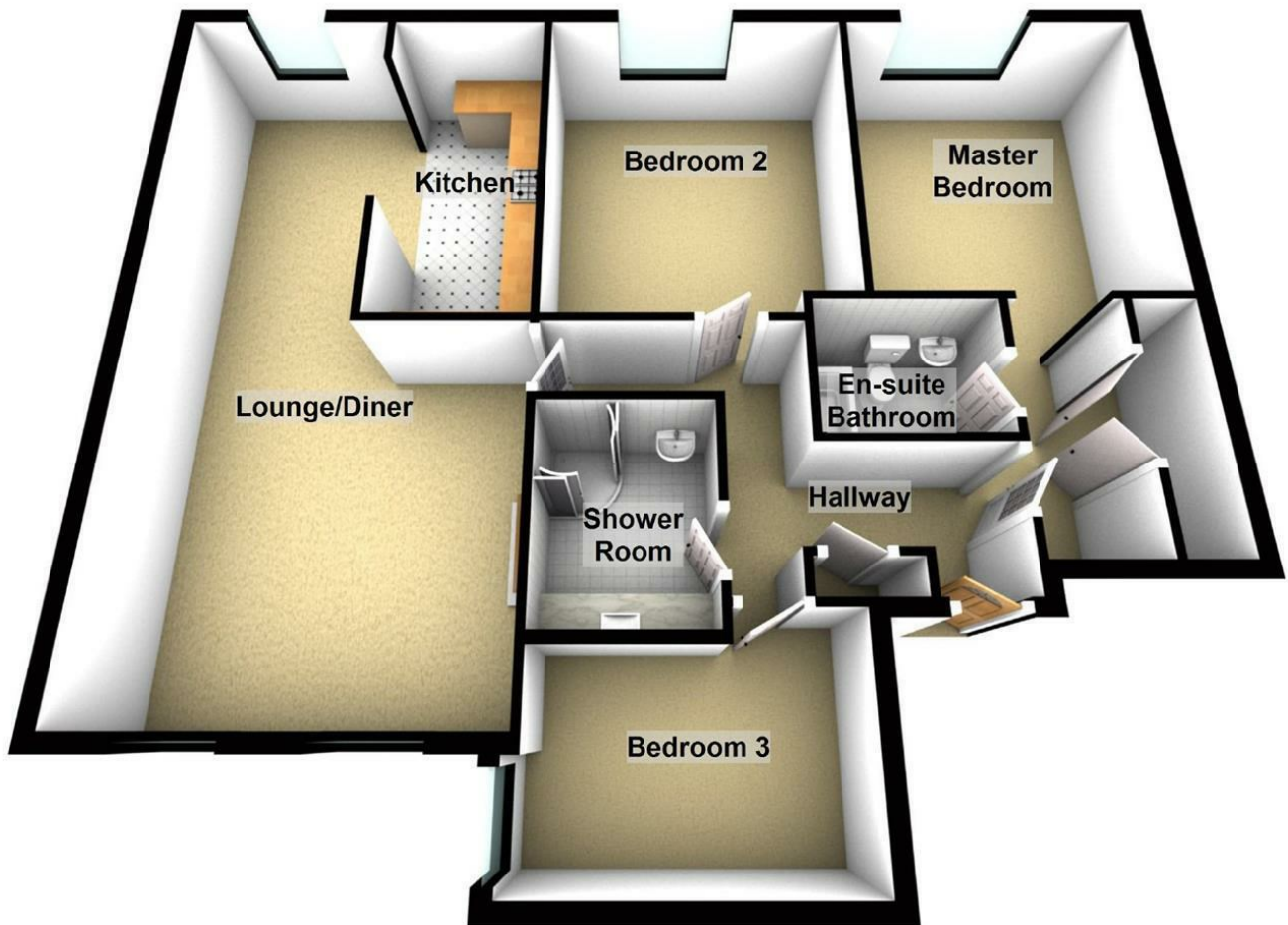
## Sales

Cross Keys Estates also offer a professional, MNAEA Qualified Valuation Service. If you are considering selling your property/portfolio then please call our Valuations Managers Rob Down & Jon Curtis for a free market appraisal on 01752 500018.

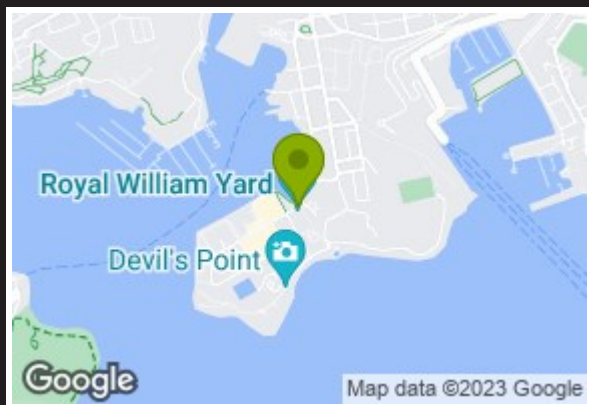


## Ground Floor

Approx. 95.7 sq. metres (1030.5 sq. feet)



Total area: approx. 95.7 sq. metres (1030.5 sq. feet)



### 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		

70 77

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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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 D**



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