

Cross Keys Estates

Opening doors to your future



FFF 149 Beaumont Road
Plymouth, PL4 9EG
£900 Per Calendar Month



Cross Keys Estates
Residential Sales & Lettings

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Cross Keys Estates are pleased to present, nestled in the vibrant heart of St Judes, a delightful first-floor apartment that beautifully combines Victorian charm with modern living. This well-appointed residence boasts an inviting entrance hallway that leads to a bright and airy living room, complete with a charming bay window that floods the space with natural light. The apartment features a contemporary kitchen and dining area, perfect for both casual meals and entertaining guests. With two generously sized bedrooms, this property offers ample space for relaxation and rest. The modern bathroom is designed with comfort in mind, ensuring a pleasant experience for all residents. The property benefits from uPVC double glazing and gas central heating, providing warmth and energy efficiency throughout the year. An external staircase grants access to the rear service lane, where you will find an allocated parking space, a rare convenience in such a central location.

- Spacious First Floor Apartment
- Immaculately Presented Throughout
- Two Ample Sized Bedrooms
- Modern Kitchen / Dining Room
- Allocated Off-Road Parking Space
- Superb Residential Central Location
- Available For Immediate Occupation
- Large Lounge With Feature Bay Window
- Modern Fitted Bathroom Suite
- Rent=£925, Deposit=£1067, Holding=£213



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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.

St Judes

St Judes is a prime location found just a stones throw away from Plymouth City Centre which benefits from direct access into the City Centre either by car, bus or walking just a short distance. Local amenities can be found within St Judes itself including a co-operative store, doctors surgery and dentists etc, with further amenities being accessible in the City Centre itself, particularly in Drake Circus Shopping Mall. Regular bus services run along Beaumont Road itself giving access to many areas across Plymouth. Salisbury Road Primary School is located nearby along with Lipson Co-operative Academy.

More Property Information

Situated within walking distance of Plymouth City Centre and the bustling Mutley Plain, this apartment is ideally located for those who enjoy the vibrancy of city life while still appreciating the tranquillity of a residential area.

Available for rent at £925.00 per calendar month, with a full deposit of £1,067.00, this property can be secured with a holding deposit of £213.00. This is a wonderful opportunity to make this charming apartment your new home.

Entrance Hallway Leading To Landing Area

Sitting Room

15'11" x 10'6" (4.84m x 3.20m)

Kitchen/Dining Room

13'3" x 10'3" (4.03m x 3.13m)

Principle Bedroom

13'8" x 10'6" (4.16m x 3.20m)

Bedroom 2

13'5" x 5'10" (4.09m x 1.79m)

Bathroom

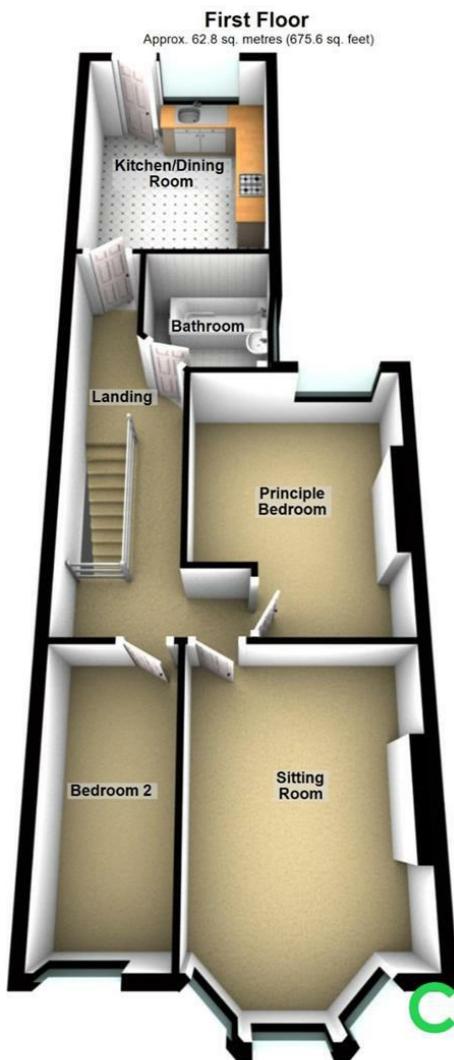
Sales

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

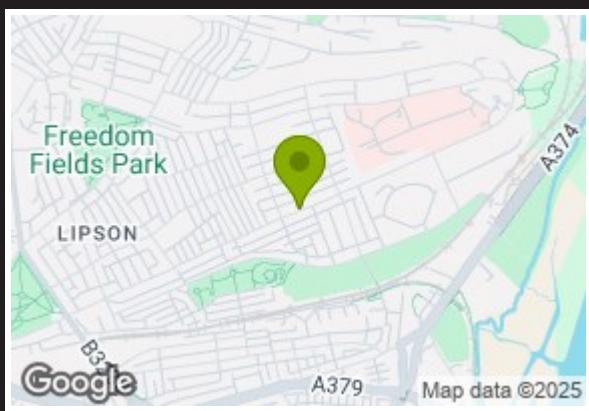
Financial Services

Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, 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.millman@pn-fs.co.uk





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	76	81
(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 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		
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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