Cross Keys Estates

Opening doors to your future

Flat 4 68 College Avenue
Plymouth, PL4 7AP

£950 Per Calendar Month

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Cross Keys Estates is delighted to present this charming top-floor apartment situated on College Avenue in the highly desirable area of Mannamead. This delightful unfurnished property boasts one reception room, two well-proportioned bedrooms, and a bathroom, making it an ideal choice for young professionals or couples seeking a comfortable living space. The apartment is fitted with UPVC double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year. The layout is both practical and appealing, providing a perfect setting for relaxation and entertaining. Living in Mannamead offers residents a vibrant community atmosphere, with easy access to local amenities, parks, and excellent transport links. This location is perfect for those who appreciate a modern lifestyle in a sought-after neighbourhood.

- Fabulous Mannamead Top Floor Apartment
- Modern & Contemporary Fitted Kitchen
- Light and Airy Decor Throughout
- Walking Distance To Mutley & City
- Not Suitable To Sharers Or Pet Owners
- Highly Sort After Residential Location
- Two Ample Size Double Bedrooms
- Double Glazed & Centrally Heated
- Allocated Off Road Parking To Rear
- Rent £950, Holding £219, Deposit £1,096

Cross Keys Estates
As one of Plymouths' 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
Additionally, the property includes parking for one vehicle, adding to the convenience of this lovely apartment. Offered at a competitive rent of £950.00 per calendar month, the property requires a full deposit of £1,096.00. A holding deposit of £219.00 is also necessary, which will be deducted from the first month's rent.
Do not miss the opportunity to make this delightful apartment your new home. Contact us today to arrange a viewing and experience all that this property has to offer.

Living Room
9'9" x 15'0" (2.96m x 4.58m)

Kitchen
6'8" x 9'4" (2.02m x 2.84m)

Primary Bedroom
8'9" x 11'11" (2.66m x 3.63m)

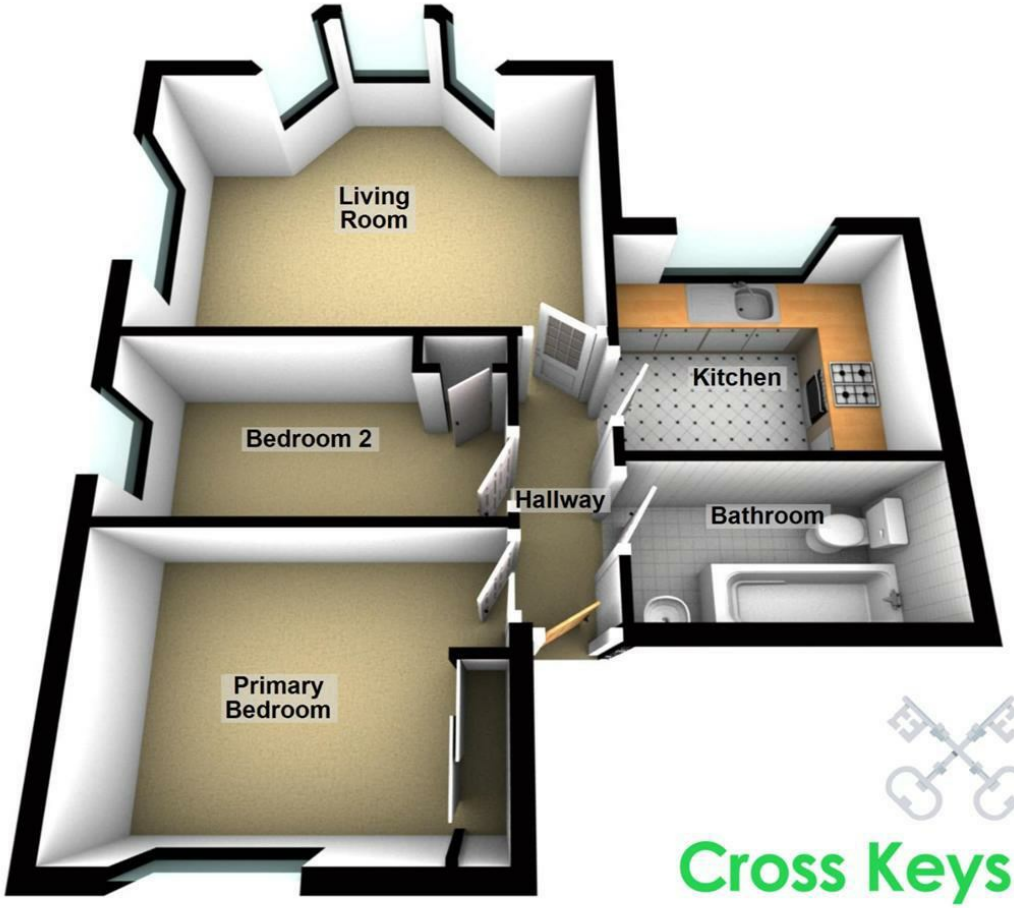
Bedroom 2
5'9" x 11'11" (1.74m x 3.63m)

Bathroom

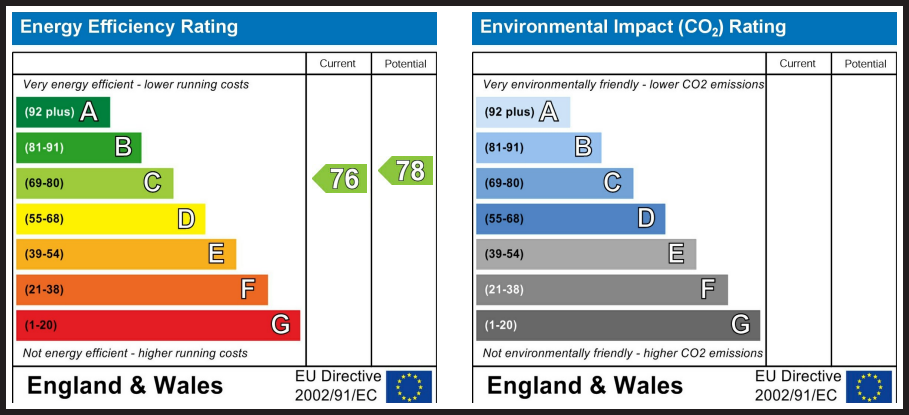
Cross Keys Estates Sales Department
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA MARLA, Managing Director on 01752 500018

Communal Courtyard & Parking

First Floor



Cross Keys Estates
Residential Sales & Lettings



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.

The Property Ombudsman | naea | propertymark PROTECTED | arla | propertymark PROTECTED

Council Tax Band A

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