

Cross Keys Estates

Opening doors to your future



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Residential Sales & Lettings



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FFF, 73 Laira Bridge Road
Plymouth, PL4 9LL
£675 Per Calendar Month



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Cross Keys Estates are delighted to bring to the rental market this bright and spacious top floor apartment located in the convenient and central location of Prince Rock. This home offers accommodation comprising large landing, fitted kitchen, feature bay fronted sitting/dining room, bedroom, bathroom and access externally to a shared garden. Located on the bus route this property would be ideal for commuters or those who work in Plymouth City Centre just a short walk away. Available immediately unfurnished, this property can be secured with a holding deposit of £155.00 and a full deposit of £778. Unfortunately this property will not be available to sharers, but an early internal viewing comes highly recommended to appreciate all that it has to offer.

- One Bedroom First Floor Apartment
- Well Presented Throughout
- On Central Bus Routes To City Centre
- Ideal For Working Professionals
- PVCu DG & Electric Heating
- Extremely Popular Residential Location
- Convenient Central Location
- Available Now, Unfurnished
- Access To Shared Rear Garden
- EPC - E41, Deposit £778, Holding £155



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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

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 airport located in Exeter (49 miles away).

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.

Landing

Fitted Kitchen

12'4" x 8'2" (3.76m x 2.49m)

Sitting/Dining Room

14'8" x 15'5" (4.47m x 4.70m)

Bedroom

12'4" x 9'9" (3.76m x 2.97m)

Bathroom

Shared Rear 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 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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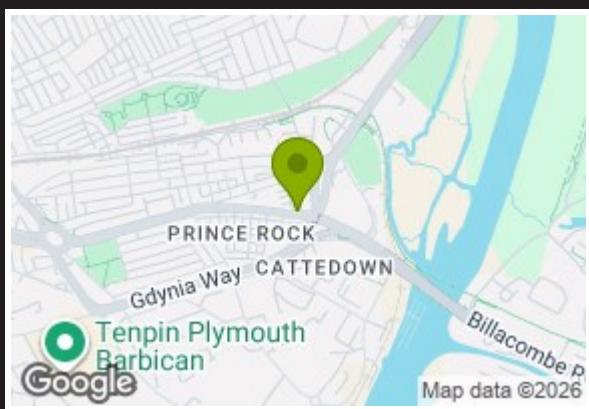
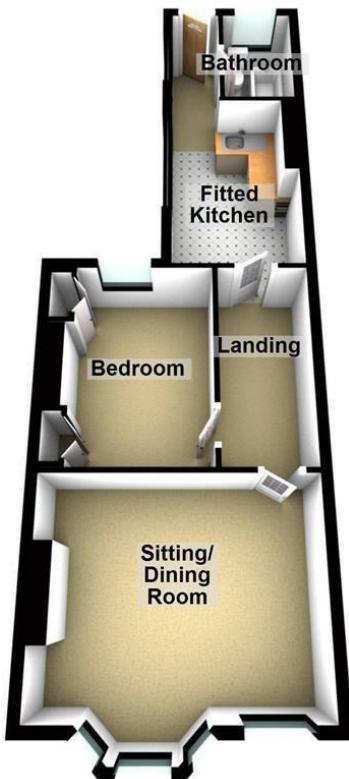


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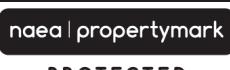
First Floor



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 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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