



Cross Keys Estates

Opening doors to your future



Cross Keys Estates
Residential Sales & Lettings



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17 Chapter One 19 Albert Road
Plymouth, PL2 1AN
£995 Per Calendar Month



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Cross Keys Estates is delighted to present this fantastic purpose-built modern apartment located in Chapter One, Albert Road in the highly sought-after residential area of Stoke. This well-appointed property offers a perfect blend of comfort and convenience.

The apartment features two spacious and bright double bedrooms, providing ample space for relaxation and rest. The modern fitted kitchen is generously sized, making it ideal for those who enjoy cooking and entertaining. The large open-plan sitting room, kitchen, and dining area create a welcoming atmosphere, perfect for both everyday living and hosting guests.

One of the standout features of this property is the lovely scenic outlook to the rear, allowing residents to enjoy a peaceful view. Additionally, the apartment benefits from secure gated

- Fantastic Purpose Built Modern Apartment
- Ample Sized Modern Fitted Kitchen
- Lovely Scenic Outlook To The Rear
- Close To Local Amenities, Shops, Stoke Village
- Early Viewing Strongly Recommended
- Two Spacious Bright Double Bedrooms
- Large Open Plan Sitting Room/Kitchen/Dining Area
- Convenient Secure Gated Allocated Parking
- Benefitting From Lift Access
- Rent= £995 Deposit=£1,148 Holding= £229



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 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 economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

Stoke

Stoke is a sought-after residential district, much of which is a conservation area due to the high density of Regency and Victorian homes in the area. Located approx. 1 mile from Plymouth centre offering easy access to Plymouth ferry port and within 3 miles of the A38. Primary schools in the area include Stoke Damerel Primary School and Stuart Road Primary School, whilst secondary schooling within the area includes Devonport High School for Boys and Stoke Damerel Community College. Plymouth College of Further Education is located on the southern fringes of the area. Plymouth Albion Rugby Football Club is located within a mile to the south west of Stoke with Plymouth Argyle Football Club located within a mile to the north east. There are a number of large recreational areas including the Block House Park, Victoria Park at Mill Bridge and Devonport Park within the area as well as the Ecological Park located south of Milehouse Road.

More Property Information

One of the standout features of this property is the lovely scenic outlook to the rear, allowing residents to enjoy a peaceful view. Additionally, the apartment benefits from secure gated allocated parking, ensuring peace of mind for vehicle owners. For added convenience, lift access is available, making it easily accessible for all.

Situated close to local amenities and shops, as well as the charming Stoke Village, this apartment is perfectly positioned for those who appreciate a vibrant community.

With a rental price of £950, a deposit of £1,096, and a holding fee of £219, this property represents an excellent opportunity for anyone looking to rent in this desirable area. Early viewing is highly recommended to fully appreciate all that this modern apartment has to offer.

Entrance Hall

Kitchen / Living Room

22'2" x 9'8" (6.76m x 2.95m)

Main Bedroom

15'7" x 9'1" (4.74m x 2.76m)

Bedroom 2

11'11" x 6'5" (3.63m x 1.95m)

Bathroom

Off-Road Parking

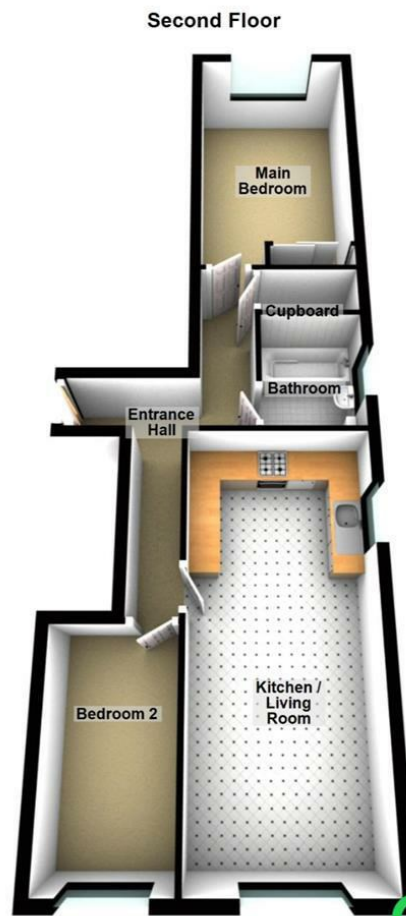
Cross Keys Estates Sales Department

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

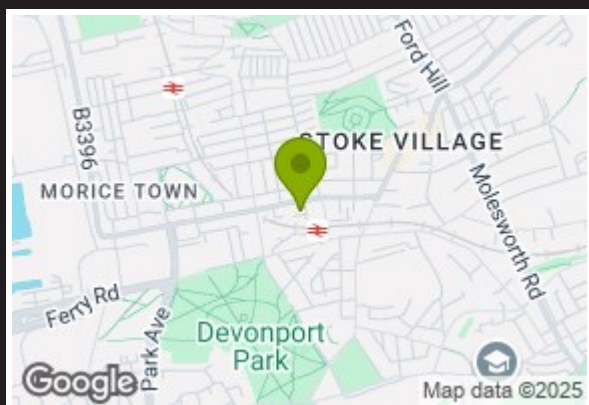
Financial Advice


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	81	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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