



# Cross Keys Estates

Opening doors to your future



Apartment 7 Evolution Cove Emma Place Ope  
Plymouth, PL1 3FD  
£1,200 Per Calendar Month





## Apartment 7 Evolution Cove Emma Place Ope, Plymouth, PL1 3FD

£1,200 Per Calendar Month

Cross Keys Estates is pleased to present this fabulous first-floor apartment located in the highly sought-after Evolution Cove development on Emma Place Ope, Stonehouse. This modern property offers a delightful living experience with its contemporary design and thoughtful features.

Upon entering, you will be greeted by a gorgeous open-plan sitting room and kitchen, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. The apartment boasts two generously sized double bedrooms, each filled with natural light, ensuring a comfortable and airy environment. Additionally, you will find two lovely private balconies, ideal for enjoying a morning coffee or unwinding in the evening.

- Fabulous First Floor Apartment
- Gorgeous Open Plan Sitting Room/Kitchen
- Stylish Spacious Modern Bathroom
- Convenient And Secure Underground Parking
- Early Viewing Strongly Recommended
- Sought-After Evolution Cove Development
- Two Generously Sized Double Bedrooms
- Benefiting From Two Private Balconies
- Under Floor Heating, Double Glazing uPVC Dg, GCH
- Rent=£1,200 Deposit=£1,384 Holding=£276



## 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.

### 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.

### Stonehouse

Stonehouse Peninsula is an extremely prestigious and sought-after area within Plymouth due to its waterside location and being within close proximity to the ever-popular Royal William Yard development; this fantastic location affords the property beautiful panoramic views across the River Tamar Estuary and towards Cornwall in the distance. Stonehouse as an area has recently undergone a large-scale regeneration and offers its own local amenities including convenience stores, restaurants and public houses and is within walking distance of Plymouth City Centre where many further amenities can be found. The area is well known for its many coastal walks and points of interest including The Royal William Yard, Devil's Point and the Cremyll Ferry to Mount Edgcumbe being just a stones throw away from the property itself. Regular bus services operate along Durnford Street and Cremyll Street giving access into Plymouth City Centre and other areas across the city and there are a number of excellent primary and secondary schools within close proximity to the property.

### More Property Information

The property benefits from convenient and secure underground parking, providing peace of mind for residents. With underfloor heating and double glazing throughout, you can enjoy a warm and energy-efficient home all year round. Additionally, the presence of a lift enhances accessibility, making it easy to move between floors.

This apartment is not only a beautiful living space but also offers a fantastic location, making it an ideal choice for those seeking a modern lifestyle in a vibrant community. Early viewing is strongly recommended to fully appreciate all that this property has to offer. The rent is set at £1,200, with a deposit of £1,384 and a holding fee of £276. Don't miss the opportunity to make this stunning apartment your new home.

### Hallway

### Bedroom 1

### Bedroom 2

### Bathroom

### Balconies

### Off-Road Parking

### Cross Keys Estates Sales Department

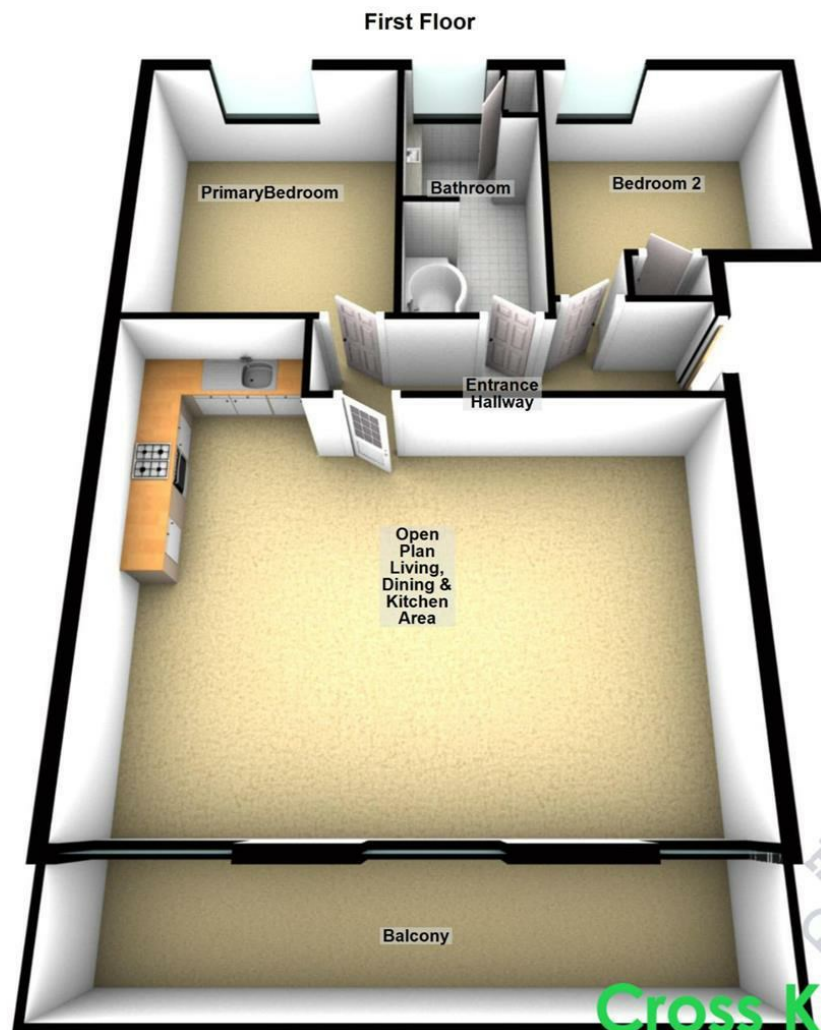
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA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



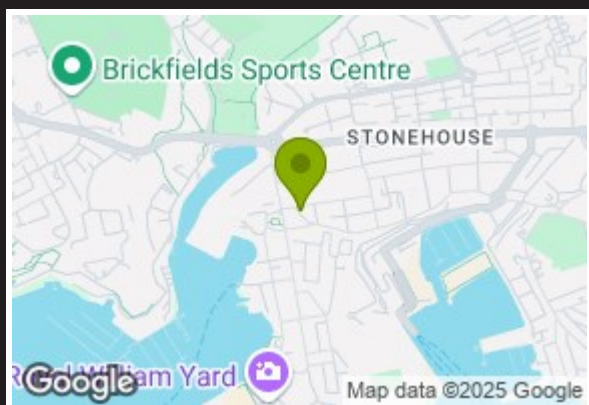




**Cross Keys Estates**

Total area: approx. 78.7 sq. metres (847.3 sq. feet)  
7 Emma Place Ope, Millbay, Plymouth

Residential Sales & Lettings



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		
	83	84
EU Directive 2002/91/EC		
England & Wales		

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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 B**

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Lettings, Cross Keys House 51-53 Devonport Road,  
Stoke, Plymouth, Devon, PL3 4DL  
Tel: 01752 500099 | [lettings@crosskeysestates.net](mailto:lettings@crosskeysestates.net)  
[www.crosskeysestates.net](http://www.crosskeysestates.net)

