



Cross Keys Estates

Opening doors to your future



Apt 26, Penrose House 2 Lockyers Quay
Plymouth, PL4 0DX
£1,000 Per Calendar Month



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Cross Keys Estates are pleased to present this delightful third-floor apartment in Penrose House, located in the popular area of Lockyers Quay, the apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for individuals or small families seeking a modern living space. The apartment features a welcoming reception room, providing a lovely area for relaxation or entertaining guests.

One of the standout features of this property is its prime location, which allows for easy access to the picturesque Sutton Harbour and the historic Barbican, both of which are renowned for their vibrant atmosphere, delightful eateries, and unique shops. Residents will appreciate the rich cultural heritage and the stunning waterfront views that this area has to offer.

- Spacious Third Floor Apartment
- Modern Fitted Kitchen, UPVC DG
- Three Piece Bathroom Suite
- Great Access To Local Amenities In Stoke
- Available Immediately, Unfurnished
- Large Open Plan Living Space
- Two Ample Double Bedrooms
- Covered Allocated Parking Space
- Great Views of Sutton Harbour
- Rent: £1,000, Deposit: £1,153, Holding: £230



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.

City Centre

Nicely positioned in a central location. The property is within close proximity to Plymouth City Centre where a large number of local amenities can be found along with Plymouth's famous waterfront being just a short walk away which boasts many famous tourist attractions including Queens Annes Marina, Smeatons Tower, The National Marine Aquarium, and the historic Barbican. Regular bus services operate nearby giving access to various areas across the city including the City Centre. Prince Rock Primary School is also just a short distance from the property along Embankment Road which is very popular locally and currently boasts an outstanding Ofsted Report.

More Property Information

Additionally, the apartment includes parking for one vehicle, a valuable asset in this bustling part of Plymouth. In summary, this two-bedroom apartment in Lockyers Quay is a wonderful choice for those seeking a comfortable home in a vibrant location. Do not miss the chance to make this lovely property your own. The apartment is available for immediate rental at a competitive price of £1,000 per month, with a deposit of £1,153 and a holding deposit of £230.

Entrance Hall

Open Plan Living

26'10" x 7'8" (8.19m x 2.34m)

Bedroom 1

11'3" x 9'1" (3.44m x 2.77m)

Bedroom 2

11'3" x 8'0" (3.44 x 2.44m)

Bathroom

6'5" x 6'11" (1.96m x 2.13)

Cross Keys Estates Sales Department

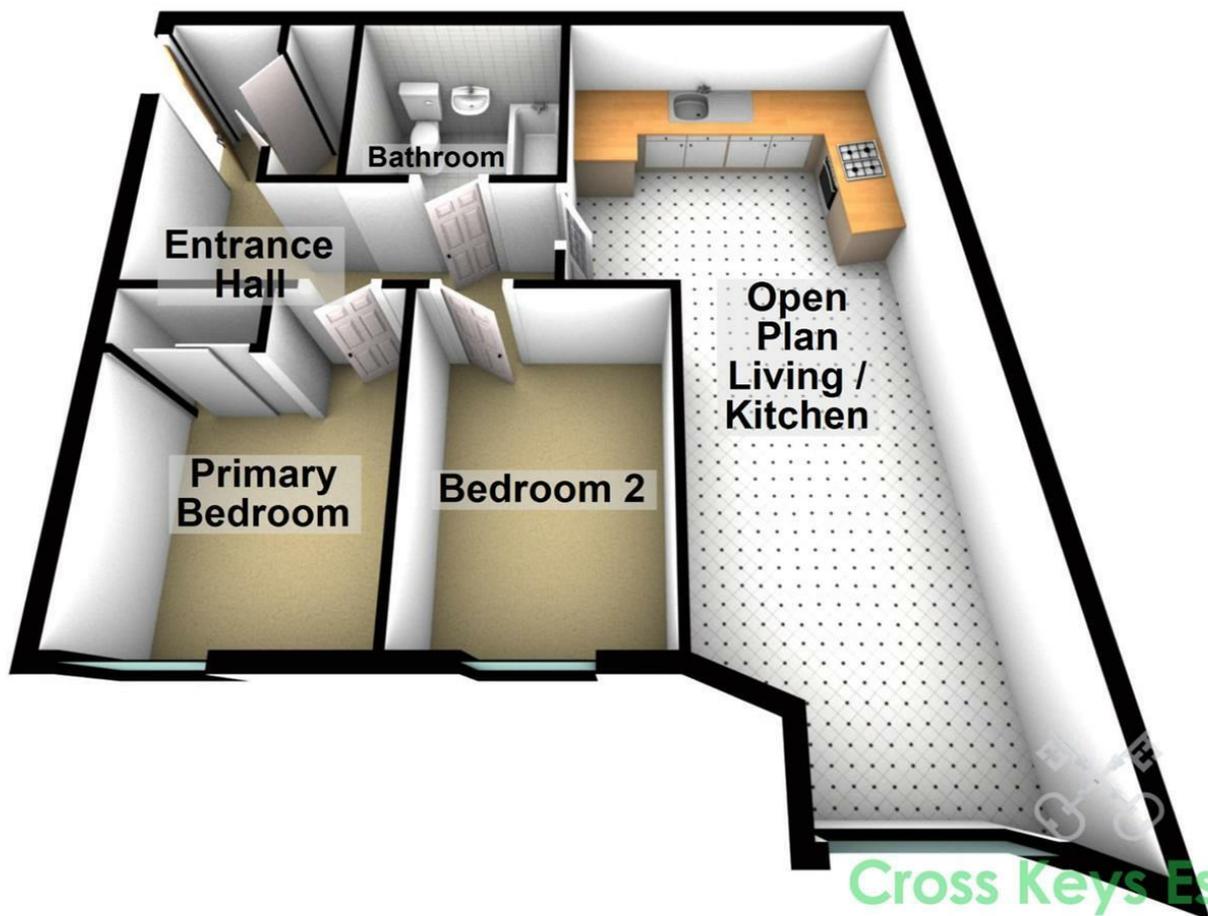
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call either Jack, Hannah, Fiona or any of the team on 01752 500018

Financial Services

Cross Keys Estates are proud to work in partnership with The Mortgage Lab, 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@themortgageclab.co.uk



Ground Floor



Cross Keys Estates
Residential Sales & Lettings



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		81	81
		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 B



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