



# Cross Keys Estates

Opening doors to your future



Apartment 3 Springfield Villas  
Stoke, Plymouth, PL3 4AF  
£1,200 Per Calendar Month





**Cross Keys Estates**  
Residential Sales & Lettings

## Apartment 3 Springfield Villas, Stoke, Plymouth, PL3 4AF

£1,200 Per Calendar Month

Cross Keys Estates are extremely excited to present to the rental market, this stunning contemporary first floor apartment found within a spacious period property known as Springfield Villas. The apartment is very well presented throughout and benefits from a modern kitchen, bathroom and shower room. Further accommodation comprises lounge/diner and three double bedrooms. A private gated car park can be found to the rear in which the apartment benefits from one allocated space. Gas central heating and uPVC double glazing are installed. Springfield Villa offers easy access to both Stoke Village and the City Centre. Available immediately unfurnished at £1,200 per calendar month. Unfurnished. Sorry this property is not open sharers. Full deposit = £1,384.00, Holding deposit = £276.

- Stylish First Floor Apartment
- Primary Bedroom En-suite
- Allocated Parking Space
- Modern Kitchen & Bathrooms
- Available Immediately
- Open plan living room/dining room
- Three Double Bedrooms
- Double Glazed & Central Heating
- Secure Gated Parking
- Rent £1,200, Deposit £1,384, Holding £276



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## 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

The property is situated on Milehouse Road, just a stones throw away from the ever popular Stoke Village where a number of local amenities can be found. Stoke is well known for having an abundance of Victorian, Georgian and Edwardian properties within a conservation area. The area boasts easy access into Plymouth City Centre, which is only a short drive away and many local bus services run through the area giving access to all areas across Plymouth. Some of the amenities provided includes a co-operative store, pharmacy, cafe's, charity shops, public houses and much more. Devonport High School for Boys & Plymouth City College can be found here in Stoke which is yet another added benefit along with being within close proximity to Devonport Dockyard and the Torpoint Ferry giving access in Cornwall.

### Hallway

#### Lounge/Diner

24'7" x 16'8" (7.50 x 5.08)

#### Kitchen

10'10" x 7'8" (3.31 x 2.33)

#### Bedroom 1

16'8" max x 14'3" (5.09 max x 4.35)

#### En-suite

#### Bedroom 2

12'6" x 11'2" (3.82 x 3.40)

#### Bedroom 3

13'5" max x 9'4" (4.08 max x 2.85)

### Bathroom

### Grounds & 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 Services

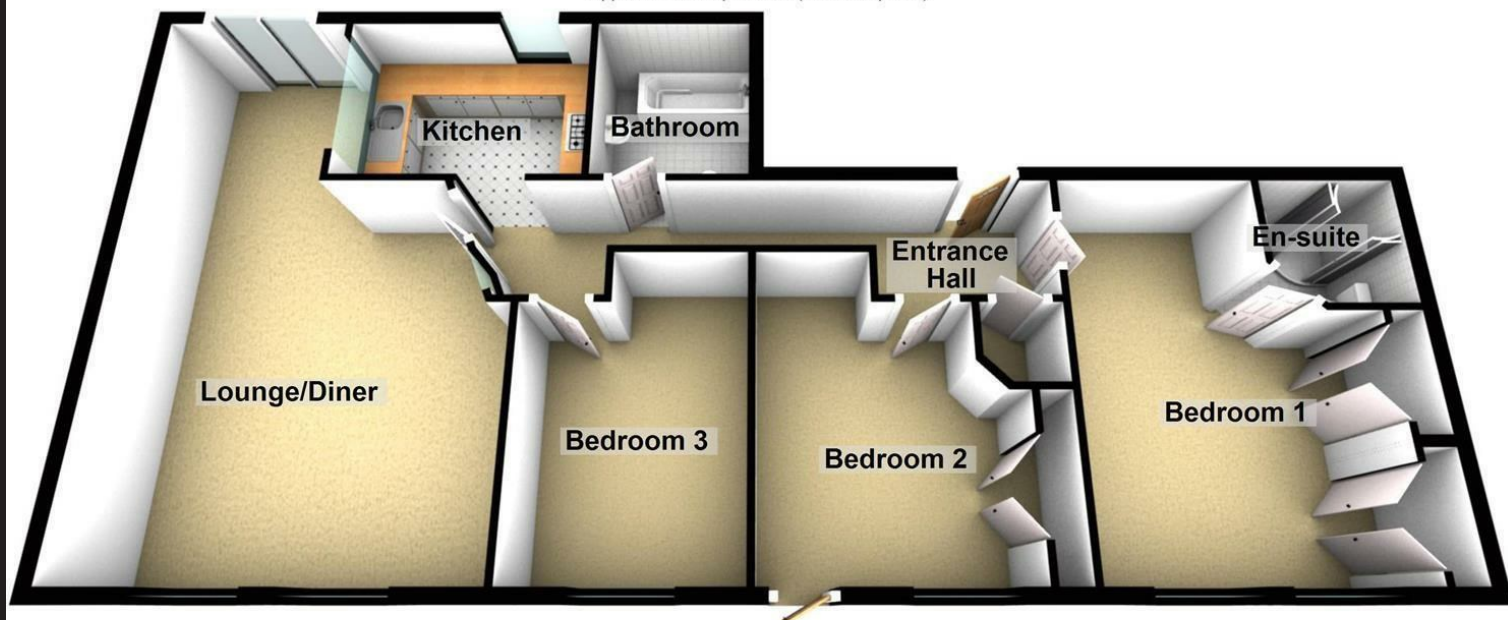
Cross Keys Estates are proud to work in partnership with Peter Nixon Financial Services, our whole of market mortgage specialists. With over 18 years industry experience, they are able to source the very best deal to meet their customers circumstances. Offering professional and friendly advice on residential 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





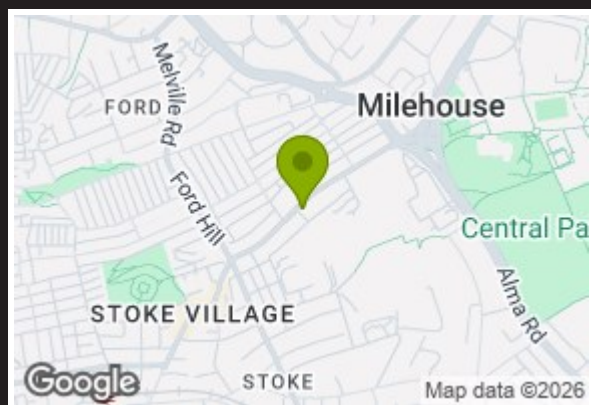
## First Floor


Approx. 102.8 sq. metres (1106.5 sq. feet)




Total area: approx. 102.8 sq. metres (1106.5 sq. feet)

  
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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		
	66	78
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
	59	78
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 C**

  
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