



Cross Keys Estates

Opening doors to your future



Flat 2, 1 College Avenue
Plymouth, PL4 7AL
£900 Per Calendar Month



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Cross Keys Estates is delighted to present this charming first-floor apartment located at the intersection of Mannamead Road and College Avenue in the picturesque area of Mannamead. This delightful flat is nestled within a stunning Victorian end terrace property, offering a perfect blend of character and modern living. The apartment features a spacious reception room, a comfortable double bedroom, and a contemporary bathroom, making it an ideal retreat for individuals or couples seeking a cosy home. Upon entering, you will be greeted by a generously sized living area that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The well-equipped fitted kitchen is designed for convenience, allowing for easy meal preparation. This property has been fully refurbished to an exceptionally high standard, ensuring that every corner reflects a stylish and comfortable living space.

- Spacious First Floor Apartment
- Completely Refurbished Throughout
- Contemporary Fitted Bathroom
- Early Viewing Recommended
- On Street Permit Parking Available
- Convenient Central Location
- Bright & Airey Newly Installed Kitchen
- Easy Access To Local Amenities
- Available Immediately Unfurnished
- Rent £900, Holding £207, Deposit £1038



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, 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.

Mannamead

The property benefits from being within close proximity to a wealth of local amenities found along nearby Mutley Plain or Hyde Park. Plymouth City Centre and Plymouth University can also be found nearby thanks to the property's central location and local bus routes operate along Alexandra Road giving access into the City Centre and other locations across the city. A number of popular local primary and secondary schools are also just a short distance away.

More Property Information

The modern fittings and thoughtful design create an inviting environment that you will be proud to call home. Location is key, and this apartment does not disappoint. Situated within close proximity to Mutley Plain, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and restaurants, making daily life both convenient and enjoyable.

With immediate availability, this apartment is an attractive option for those looking to move in quickly. Priced at £900.00 per calendar month, with a holding deposit of £207.00 and a full deposit of £1,038.00, this property offers a fantastic opportunity to reside in a sought-after area at an affordable rate. Do not miss the chance to make this desirable apartment your new home sweet home.

Living Room

13'9" x 12'9" (4.21m x 3.89m)

Fitted Kitchen

13'9" x 6'1" (4.21m x 1.86m)

Bedroom

11'3" x 8'8" (3.45m x 2.65m)

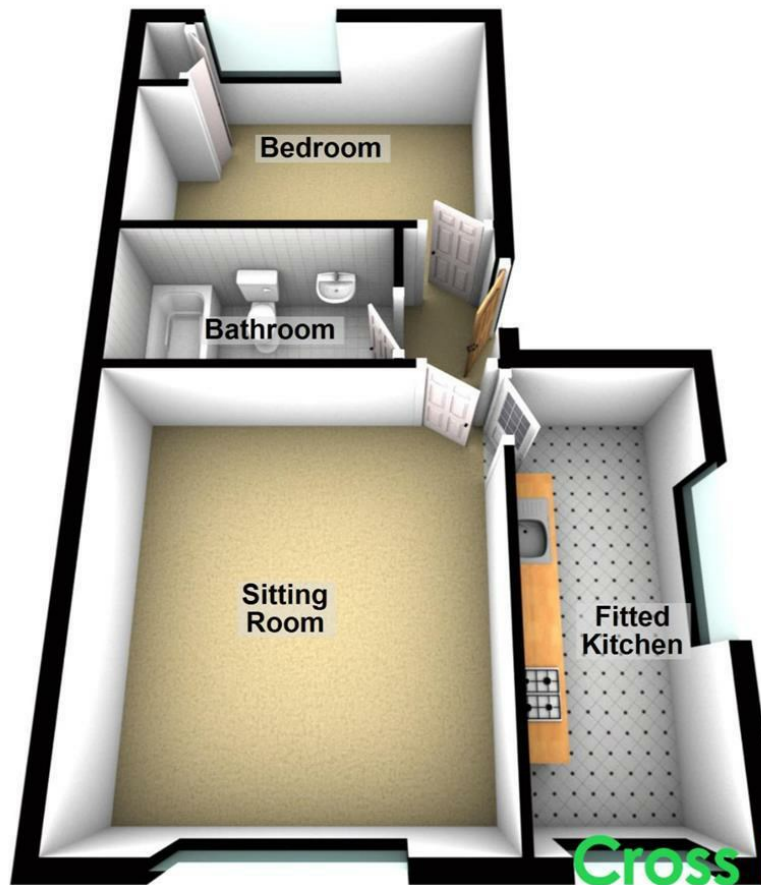
Bathroom

Cross Keys Estates Sales Department

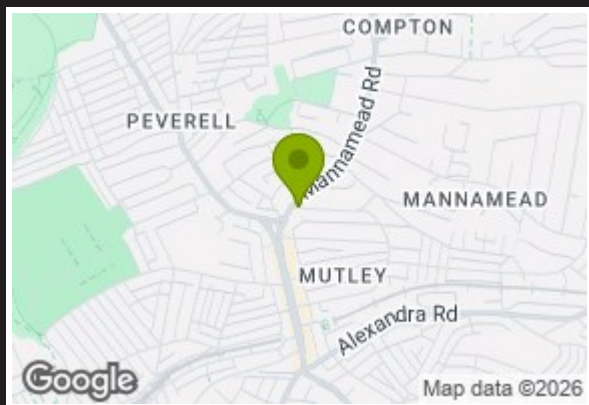
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA MARLA, Managing Director on 01752 500018



First 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		
	42	79
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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