



Cross Keys Estates

Opening doors to your future



40 St. Marys Court
Plymouth, PL7 4PE
£775 Per Calendar Month



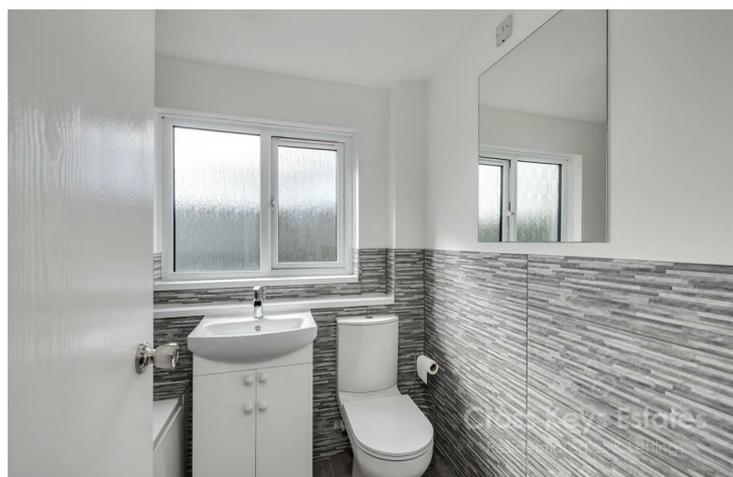
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Cross Keys Estates is delighted to present this charming one-bedroom first-floor apartment located in the desirable area of St. Marys Court, Plympton. This well-appointed property boasts a spacious living room, enhanced by a large window that allows for an abundance of natural light, creating a warm and inviting atmosphere.

The apartment has been thoughtfully redecorated, reflecting a high standard of care and attention from the landlords. This makes it an ideal choice for those seeking a modern and comfortable living space. The bedroom is well-sized, providing a peaceful retreat and useful built in mirrored wardrobes, while the bathroom is conveniently located to serve both residents and guests.

- Purpose Built First Floor Apartment
- Modern Kitchen Including White Goods
- One Double Bedroom, Built In Wardrobes
- Popular Plympton Location, Opposite Shops
- Available Immediately To Rent, EPC B
- Ample Sized, Bright Living Room
- Stunning Three Piece Bathroom Suite
- Completed To A High Standard Throughout
- Allocated Off Road Parking Space
- Rent £775, Deposit £894, Holding £178



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.

Plympton

Plympton is a suburb of the city of Plymouth in Devon, England. An ancient stannary town, it was an important trading centre for locally mined tin, and a seaport before the River Plym silted up and trade moved down river to Plymouth. Plympton is an amalgamation of several villages, including St Mary's, St Maurice, Colebrook, Woodford, Newnham, Langage and Chaddlewood. Plympton was the site of an important priory in the early 12th century. The members were Augustinian canons and the priory soon became the second richest monastic house in Devon. The gatehouse of the priory is still in existence. The town was the birthplace and early residence of the painter Sir Joshua Reynolds. Reynolds was Mayor of Plympton, as well as first president of the Royal Academy of Art. His father was headmaster of Plympton Grammar School which itself is an attractive historic building in the centre of the town. Former pupils were Benjamin Haydon and Sir Charles Lock Eastlake, PRA, who were respectively first director of the National Gallery and first president of the Royal Photographic Society. Many of Reynold's paintings were purchased by his friends the Parker family of local Saltram House, now owned by the National Trust, and are still on public display there.

More Property Information

For added convenience, the property includes an allocated parking space, ensuring that you have a secure place for your vehicle.

Available for immediate occupancy at a competitive rental price of £775 per month, this apartment also requires a deposit of £894 and a holding deposit of £178.

This property is perfect for individuals or couples looking for a stylish and well-maintained home in a sought-after location. Do not miss the opportunity to make this lovely apartment your new residence.

Entrance Hall

Hallway

Living Room

13'10" x 9'8" (4.21m x 2.94m)

Kitchen

6'1" x 9'8" (1.85m x 2.94m)

Bedroom

12'8" x 9'9" (3.87m x 2.97m)

Bathroom

Parking Space

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@themortgagelab.co.uk



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		
England & Wales	81	83
	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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