



Cross Keys Estates

Opening doors to your future



22 Evolution Cove 33 Durnford Street
Plymouth, PL1 3EU
£1,200 PCM



Cross Keys Estates
Residential Sales & Lettings

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£1,200 PCM

****WHILST THE CAR PARK IS OUT OF BOUNDS, THE RENT WILL BE DISCOUNTED TO £1050pcm. ONCE PARKING HAS BEEN REINSTATED THE RENT WILL INCREASE TO THE MARKET VALUE OF £1200pcm****

Cross Keys Estates are delighted to present to the rental market this fantastic modern two bedroom apartment situated within the popular Evolution Cove development, on the waterfront Stonehouse Peninsula. This wonderful property can be found on the first floor and offers contemporary and high quality accommodation which comprises private entrance hallway, large open plan kitchen/reception area with dual balconies, two ample double bedrooms, en-suite shower room and main bathroom. Located just a short walk from the

- First Floor Apartment
- Beautifully Presented Home
- Monthly Rent discounted to £1050pcm whilst car park is out of bounds
- Two Double Bedrooms
- Close To Waterfront & Town Centre
- Contemporary Open Plan Living
- Dual Balcony/Sun Terrace
- Available Immediately Unfurnished
- En Suite & Bathroom
- Holding Deposit = £242



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Stonehouse Peninsula

Stonehouse is one of the oldest districts in Plymouth, dating back to early Roman times and is famous for being one of the original three towns that merged to form what we now call Plymouth.

During the 17th, 18th and 19th centuries the areas of Emma Place and Caroline Place were home to many of the West Country's top-ranking admirals, doctors and clergy. Significant buildings include the Royal William Yard, the Royal Marine Barracks, Stonehouse and the Royal Naval Hospital, Stonehouse. Of these three defence complexes only the Barracks remain in Naval possession, the other two were sold and are now converted to predominantly residential use.

During 1882, Arthur Conan Doyle worked as a newly qualified physician at 1 Durnford Street, East Stonehouse. Plaques bearing passages from his works featuring Sherlock Holmes have since been set into the pavement in Durnford Street. Between 1993 and 1998 the part of Stonehouse to the west of Durnford Street (including the Royal William Victualing Yard) was designated as one of the three areas of the city under control of Plymouth Development Corporation. Gradually affluent residents are moving back into the district. The Royal William Yard, a walled site, welcomes the public freely (apart from car parking charges) to its increasing number of food outlets, and has part of the South West Coast Path running through it, using a staircase specially constructed in 2013.

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 / student economy since the early 2000's. It has the largest operational naval base in Western Europe – HMNB Devonport.

Entrance Hallway

Kitchen/Sitting/Dining Room

17'2" x 25'8" (5.23m x 7.82m)

Bedroom 1

12'3" x 11'8" (3.73m x 3.56m)

En Suite Shower Room

Bedroom 2

12'1" x 6'6" (3.68m x 1.98m)

Bathroom

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

Sales

Cross Keys Estates also offer a professional, MNAEA Qualified Valuation Service. If you are considering selling your property/portfolio then please call our Valuations Managers Rob Down & Jon Curtis for a free market appraisal on 01752 500018



First Floor



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		
	84	84
	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		
	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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