

Cross Keys Estates

Opening doors to your future



Flat 2, 1 Lulworth Drive
Plymouth, PL6 7DT
£900 Per Calendar Month



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£900 Per Calendar Month

Cross Keys Estates are pleased to bring to the market this modern ground floor apartment located on Lulworth Drive in the sought-after area of Widewell. This purpose-built apartment boasts a light and airy feel throughout, offering two double bedrooms, ideal for professionals looking for extra space. The property also comprises of a spacious lounge, fully fitted kitchen (complete with integrated fridge/freezer, washing machine and dishwasher) and shower room. One of the highlights of this property is the allocated off-road parking space, ensuring you never have to worry about finding a parking spot after a long day. Additionally, the communal garden provides a lovely outdoor space where you can unwind and enjoy the fresh air. Situated in a prime location with easy access to Derriford Hospital, this apartment offers both convenience and comfort. Whether you work at the hospital or simply enjoy the ease of access to amenities, this property ticks all the boxes. Available immediately for a rental value of £900 per calendar month with a deposit of £1,038 and a holding deposit £207. Council Tax Band A.

- Ground Floor Apartment
- Light & Airy Living Room
- Fully Fitted Kitchen
- uPVC DG & GCH
- Early Viewing Highly Recommended
- Well Presented Throughout
- Two Double Bedrooms
- Modern Shower Room
- Allocated Off Road Parking
- Holding Deposit = £207.00



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.

Widewell

The property can be found nicely positioned in the ever popular area of Widewell, a peaceful location found the north of Plymouth; this fantastic situation allows the property access to a wealth of local amenities including a Tesco Extra Supermarket being found nearby in Woolwell, along with Derriford Hospital and other local amenities being found nearby in either Southway, Roborough or Derriford. The George 'Park & Ride' can be found just a short walk from the property which gives access to Plymouth City Centre and a number of other bus routes operate nearby giving access to other areas across the city. The property is also within the catchment area to Widewell Primary, Oakwood Primary School and Notre Dame Secondary School which all have a Good Ofsted Rating.

Entrance Hall

Living Room

12'4" x 15'3" (3.76m x 4.64m)

Fitted Kitchen

8'7" x 9'11" (2.62m x 3.01m)

Bedroom 1

13'0" x 10'7" (3.97m x 3.22m)

Bedroom 2

8'7" x 10'5" (2.62m x 3.17m)

Shower Room

Parking & Gardens

Sales Department

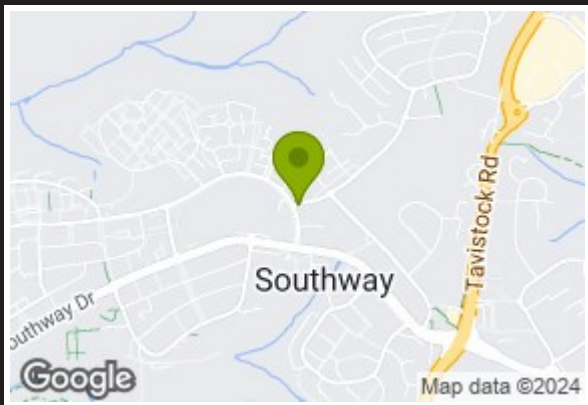
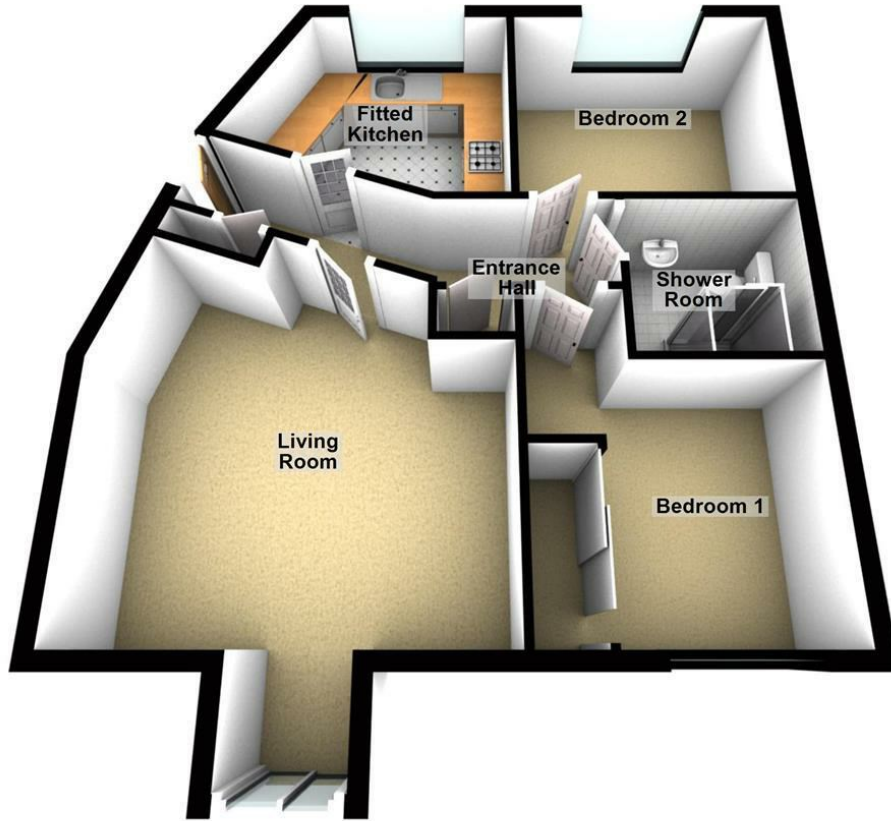
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA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

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



Ground 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		
80	80	
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		
80		
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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