



# Cross Keys Estates

Opening doors to your future



Flat 2, 1 College Avenue  
Plymouth, PL4 7AL  
£875 Per Calendar Month



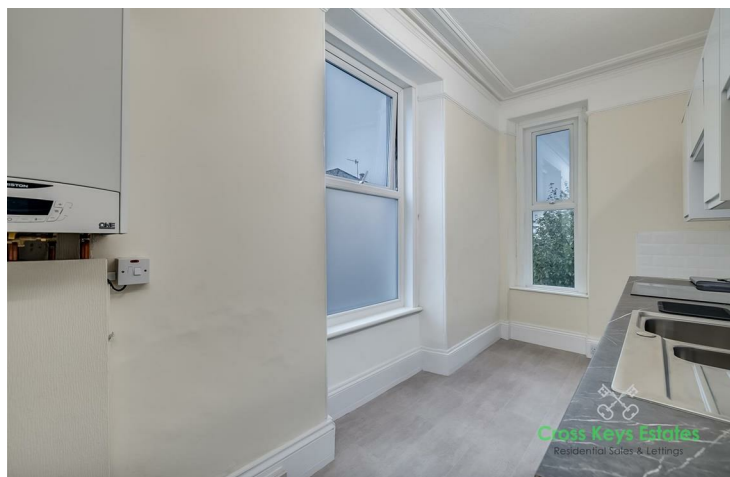
  
**Cross Keys Estates**  
Residential Sales & Lettings

Flat 2, 1 College Avenue, Plymouth, PL4 7AL

£875 Per Calendar Month

Now available for rent through Cross Keys Estates and situated on the corner of Mannamead Road and College Avenue in the charming area of Mannamead, this delightful first-floor apartment. Nestled within a stunning Victorian end terrace property near Mutley Plain, this apartment boasts one reception room, one bedroom, and one bathroom, making it the perfect cosy retreat for individuals or couples. Step inside to discover a generously sized living room, a well-equipped fitted kitchen, an ample double bedroom, and a modern fitted bathroom. The entire property has been fully refurbished to an exceptionally high standard, ensuring a comfortable and stylish living space for its new occupants. Convenience is key with this apartment, as it is located within close proximity to Mutley Plain, offering easy access to a variety of local amenities, shops, and eateries. The immediate availability of this property makes it an attractive option for those looking to settle in quickly.

- 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
- Holding Deposit £196.00, EPC = E42



## 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

The waterfront city of Plymouth is set in one of the finest locations in the country, it stands right on the border between Devon and Cornwall overlooking the spectacular waters of Plymouth Sound to the south, while the remote beauty of Dartmoor National Park nudges its margins to the north. Both Devon and Cornwall have long been cherished as holiday destinations with fabulous beaches, stunning unspoilt countryside, historic town and many more famous attractions such as the Eden Project. Plymouth city centre has a pedestrianised shopping centre with its newly opened undercover shopping centre. It has a large modern multi-screen cinema complex and the well known Theatre Royal which regularly plays host to The Birmingham Royal Ballet in addition to the musicals, plays, comedies and operas that are staged throughout the year. In contrast, The Barbican offers a more cosmopolitan atmosphere being Plymouth city's oldest quarter. The area overlooks a pretty harbour and includes a variety of small independent shops, a number of wine bars, restaurants and cafes with open air seating. Plymouth is easily accessed via the M5 motorway which joins the A38 at Junction 31. The city can also be reached via rail, via the National Express coach network and via airport located in Exeter (49 miles away).

### 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.

### 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

### Sales Department

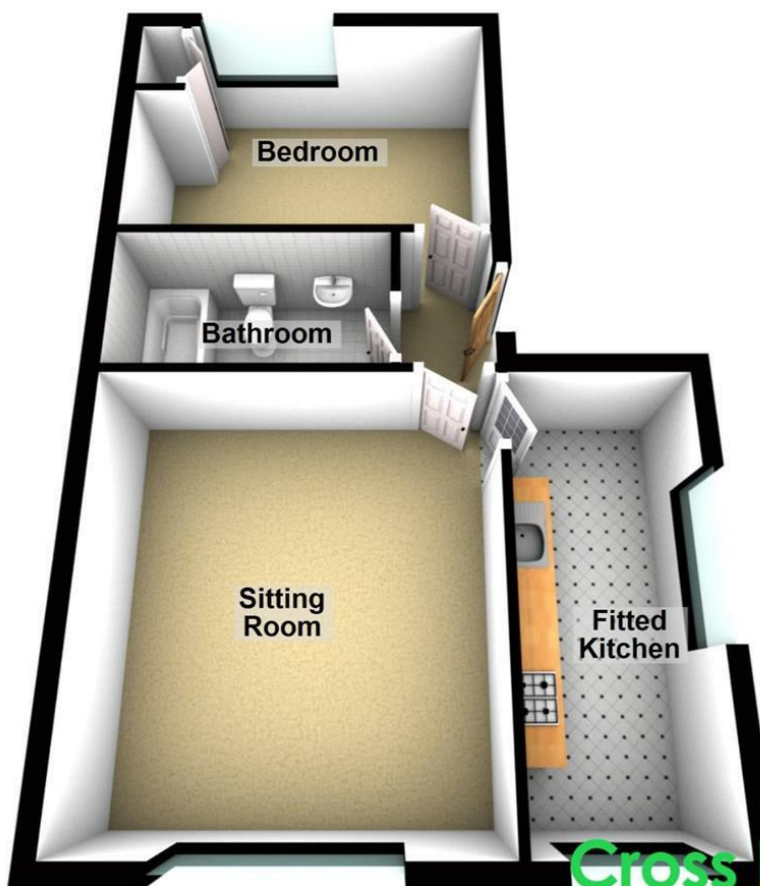
Cross Keys Estates also offer a professional, NAEA accredited Residential Property Sales Service. If you are considering selling your property, or are looking at buy a property to let or if you simply would like a free review of your current portfolio then please call Jack Merriott-McMillan-Duncan MNAEA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

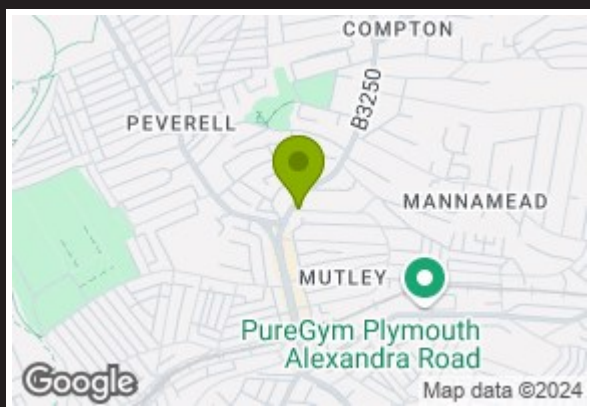


## First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
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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