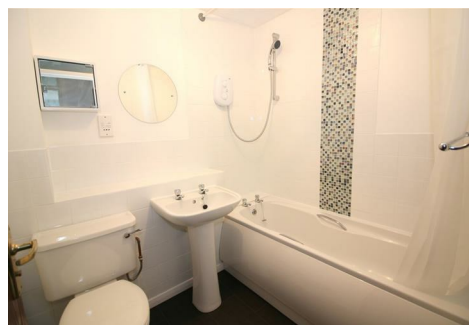




ESTATE AGENTS



28b Park View, Plymouth, PL4 9BY

£750 Per Month

Wainwright Estate Agents are delighted to offer this immaculate second floor one bedroom apartment within a popular location of Plymouth. Accommodation comprises open plan lounge/diner, modern fitted kitchen, one double bedroom and modern bathroom. The property further benefits from double glazing and an allocated parking space within a secure gated car park. Available early October. EPC = C (77)

Rent £750.00 per month.

Holding Deposit £173.00 Full Deposit £865.00 Council tax Band A

COMMUNAL ENTRANCE

Brown wooden communal front entrance door with phone entry system opens in to communal entrance hall, access to post boxes, lighting, stairs to second floor apartment entrance door.

HALLWAY

Brown wooden apartment entrance door opens into hallway, entry phone system, wall mounted electric heater, fuse boxes, fitted carpet, door to inner hallway.

INNER HALLWAY

Fitted carpet, door to open plan lounge / diner / kitchen, doors to bedroom, bathroom and storage cupboard housing the hot water tank.

LOUNGE 14'1" x 10'1" (4.29 x 3.07)



Two uPVC DG windows, one to front aspect, one to side aspect, wall mounted electric storage heater, TV point, cable point, fitted carpet, lounge enters in to open plan kitchen.

KITCHEN 7'5" x 6'5" (2.26 x 1.96)



uPVC DG window to front aspect, modern fitted kitchen comprises a matching range of light grey gloss wall mounted and base unit cupboards, wood effect roll edge laminate worktop, stainless steel single sink and drainer with chrome mixer tap, tiled splash backs, integral electric oven with electric 4 ring hob over, vinyl flooring.

BEDROOM 10'8" x 8'0" (3.25 x 2.44)

uPVC DG window to side aspect, fitted carpet.

BATHROOM 6'8" x 6'1" (2.03 x 1.85)



Matching white suite comprising panel bath with electric shower over, shower curtain and rail, pedestal wash hand basin, low level WC, tiled splash backs, wall mounted electric fan heater, wall mounted extractor fan, shaver point, vinyl flooring.

TENANCY INFO

Exclusive of the following: Council tax, electricity and water.

No smokers - No pets

Holding Deposits:

A holding deposit equal to 1 weeks rent is payable upon the start of the application.

Successful applications - any holding deposit will be offset against the initial Rent and Deposit with the agreement of the payee.

Fees payable in accordance with the Tenant Fees Act 2019:

Additional variable charges may apply during the course of the tenancy or at the end and are detailed within the tenancy agreement.

These include:

Default of Contract - Late Payment Charge £30.00 Inc. Vat

Default of Contract - Loss of Keys £30.00 Inc. Vat

Contract Variation - Administration Charge £60.00 Inc. Vat

Contract Termination - Administration Charge £60.00 Inc. Vat (Plus any reasonable Landlord costs, by prior agreement)

Deposit

A Deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is greater than £50,000.00)

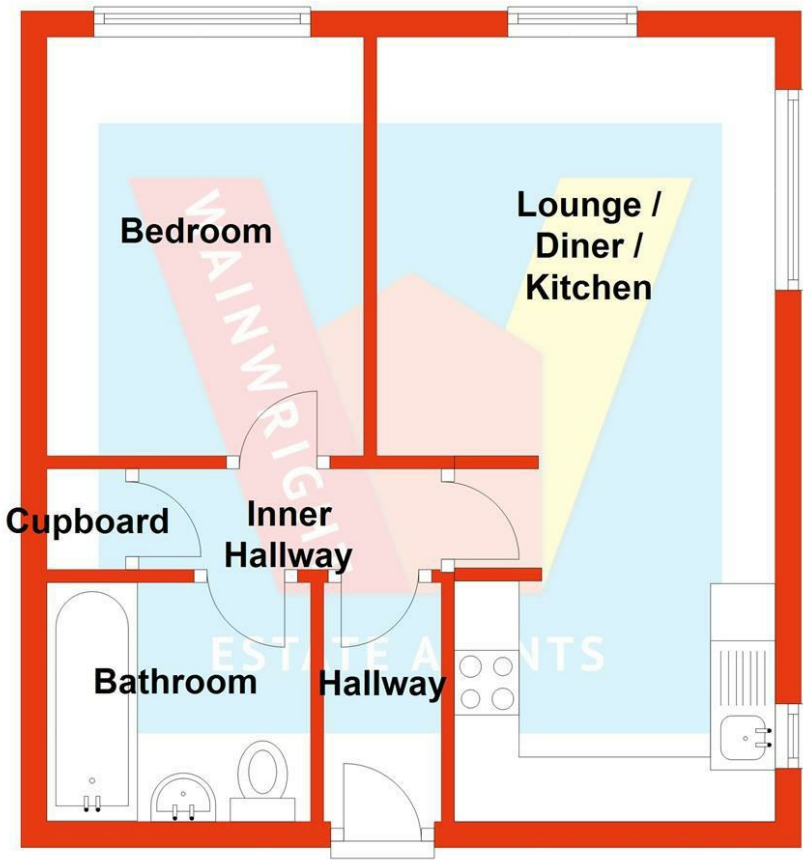
The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection

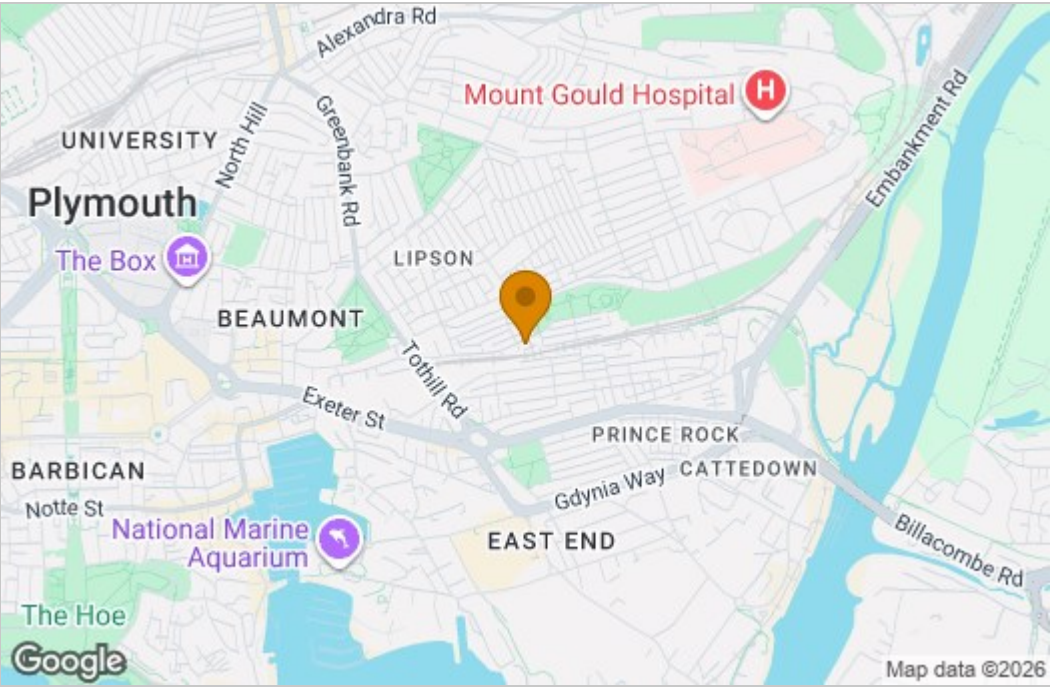
Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420

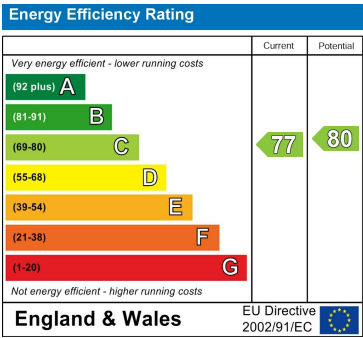
Ground Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.