



ESTATE AGENTS



26 Park View Knighton Road, Plymouth, PL4 9BY
£750 Per Calendar Month

Wainwright Estate Agents are delighted to offer for rent this modern delightful ground floor one bedroom purpose built apartment located in the popular Park View Development within the popular residential area of St Judes. The well presented accommodation briefly comprises lounge, modern fitted kitchen, one bedroom and modern shower room. The property also benefits from an allocated parking space within a gated private residents only communal car park. Available immediately Rent is £750.00 per month. EPC = D (68) Council Tax Band A. Deposit = £865. Holding Deposit = £173 (to be deducted from the main deposit upon move in).

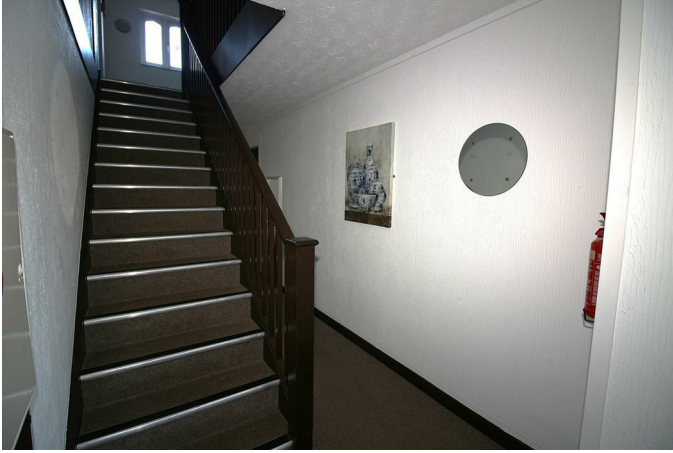
LOCATION

Located in the popular residential area of St Jude's Plymouth. The property is close to a local park and Plymouth City Centre is a short distance away.

COMMUNAL ENTRANCE

Communal front door leading into an entrance area where the wall mounted post boxes are located, further doorway leading into the communal hallway.

COMMUNAL HALLWAY



Doorway leading to the rear parking area, bin storage and clothes drying area. Doorway leading into the apartment.

HALLWAY

Wall mounted intercom system, doorway leading into the inner hallway.

INNER HALLWAY

Doorways leading into the living accommodation, storage cupboard.

LOUNGE 14'3 x 10'00 (4.34m x 3.05m)



Double glazed window to the front aspect, wall mounted electric heater, power points.

KITCHEN 11'2 10 x 7'4 (0.36m 3.05m x 2.24m)



Modern matching kitchen comprising range of wall mounted and base units with worksurface above, single drainer sink unit with mixer tap, space and plumbing for washing machine, built in electric oven with electric hob above, various power points, double glazed window to the rear aspect.



BEDROOM 10'9 x 8'0 (3.28m x 2.44m)



Double glazed window to the front aspect, wall mounted electric heater, power points.

SHOWER ROOM



Modern matching suite comprising walk in double shower with electric shower, vanity unit with inset wash hand basin and cupboards beneath, low level w.c., extractor fan.

PARKING SPACE



There is a gated secure communal car parking and the apartment has one allocated parking space.

OUTSIDE

To the rear of the property there is a bin storage area and an area for drying washing.



TENANTS INFORMATION

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

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.

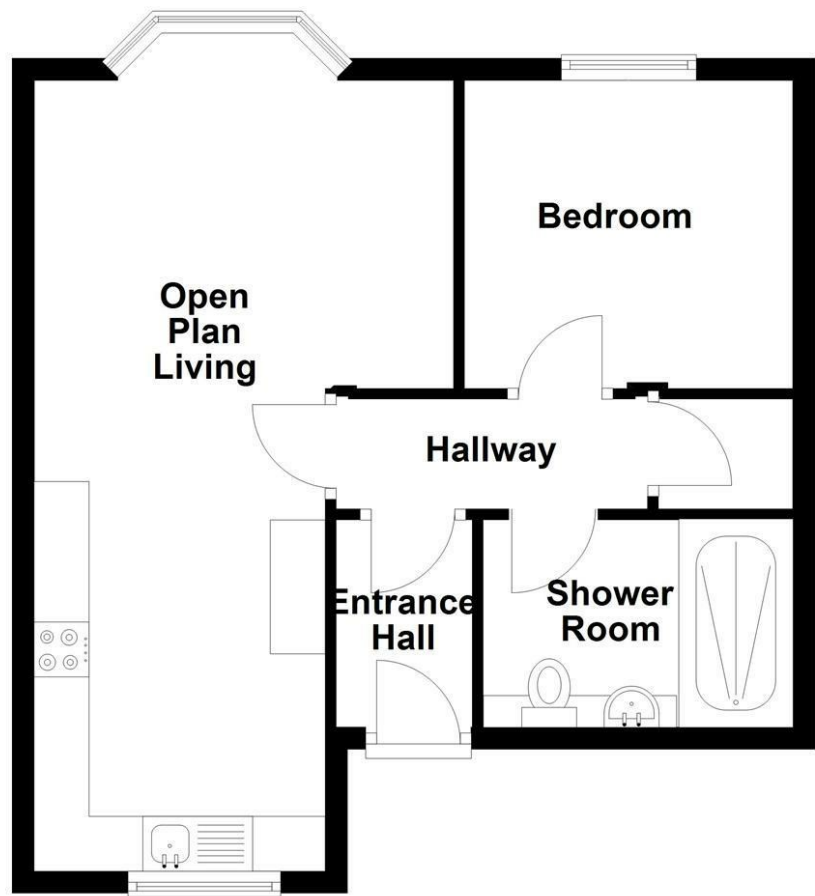
Redress Scheme and Client Money Protection

Property Redress Scheme - Membership No. PRS002551

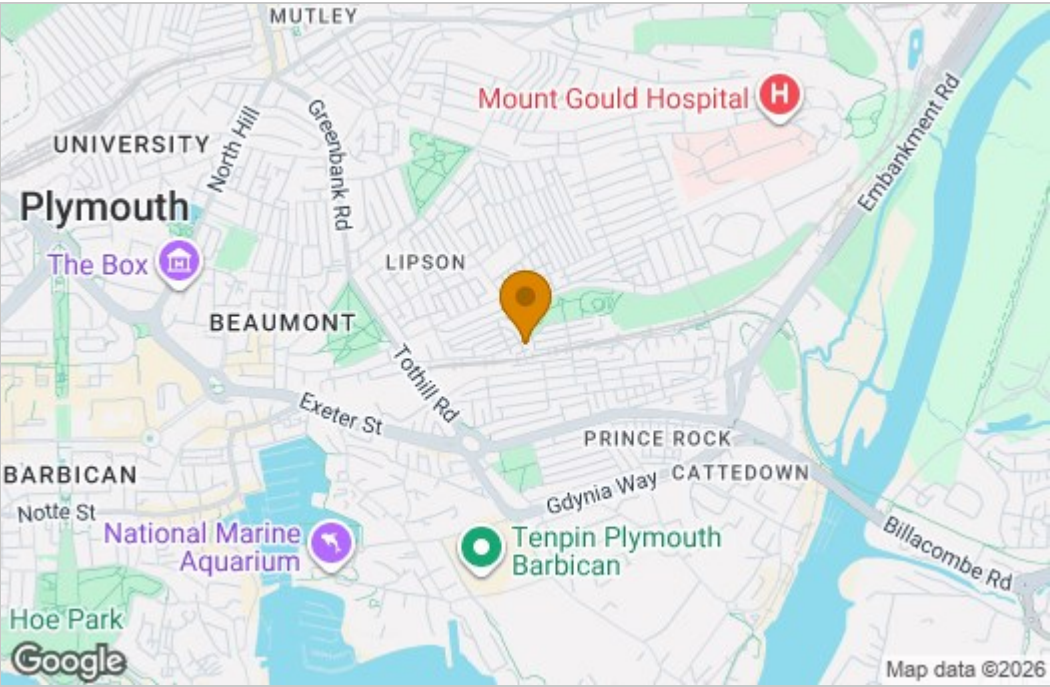
UKALA Client Money Protection - Membership No. 188420

Floor Plan

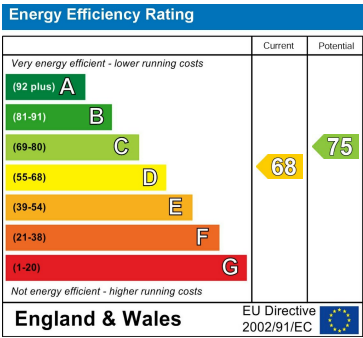
Ground Floor



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.