WAINWRIGHT
ESTATE AGENTS









3 252 Albert Road, Plymouth, PL2 1AW

£950 Per Month

Delightful second floor apartment located within walking distance to Plymouth Dockyard. The apartment offers light and airy accommodation which briefly comprises open plan living area, two bedrooms and modern shower room. Other benefits include double glazing, gas central heating and garage providing parking. EPC = B (81). Council tax band B. Rent per month £950.00. Holding deposit £219.00. Full deposit £1096.00

LOCATION
The property is located on Albert Road with all its shops and amenities and is within walking distance to Plymouth Dockyard.

COMMUNALL ENTRANCE
Communal front door leading into the communal hallway.

COMMUNAL HALLWAY
Stairs leading to the second floor were the apartment is located.

APARTMENT ENTRANCE
Front door leading into the hallway.

HALLWAY
Doorways leading into the living accommodation, radiator, wall mounted entry com system.

OPEN PLAN LIVING AREA 23'11" x 16'5" (7.30 x 5.02)



Open Plan living area.

KITCHEN AREA



Modern kitchen with range of wall mounted and base unit with worksurfaces above, single drainer sink unit with mixer tap, built in oven with electric hob and extractor hood above.

LOUNGE AREA



Double glazed patio doors to the front aspect with Juliette balcony, down lighting, radiator, various power points.



BEDROOM 1 15'3" x 14'2" (4.66 x 4.34)



Double glazed window to the front aspect, radiator, power points.

BEDROOM 2 11'8" x 9'3" (3.57 x 2.82)



Double glazed window to the side aspect, radiator, power points.

SHOWER ROOM



Modern matching shower room with walk in shower cubicle, low level w.c., pedestal wash hand basin, radiator, extractor fan.



GARAGE

The property has a garage located on the ground level at the side of the property.

SERVICES

The property benefit from mains gas, mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Interned provider speeds top the property location

https://labs.thinkbroadband.com/local/index.php

https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

TENANCY INFORMATION

Exclusive of the following: Council tax, electricity, gas and water.
No smokers

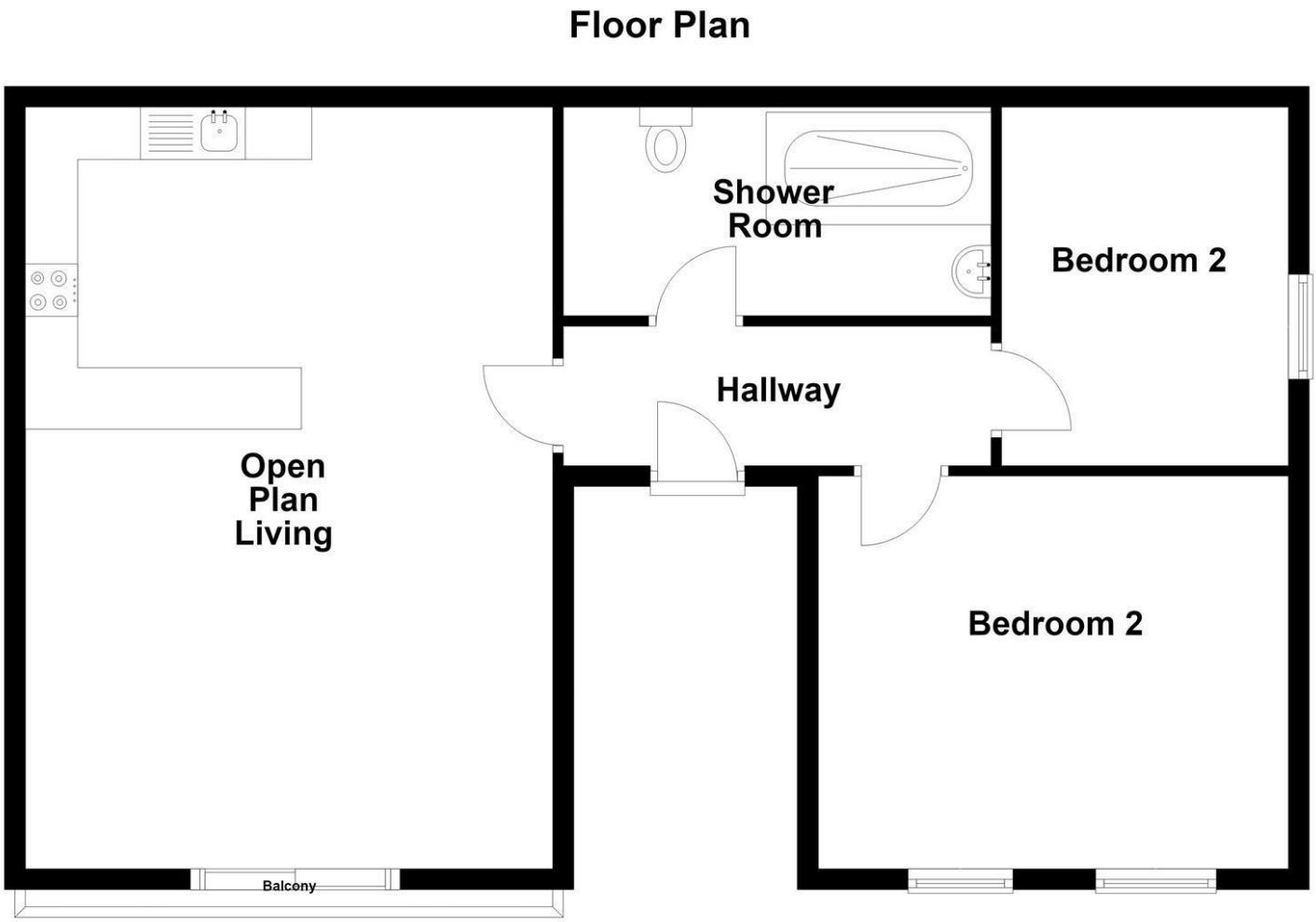
Holding Deposits:
A holding deposit equal to 1 weeks rent is payable upon the start of the application.
Successful applications - any holding deposit will be offset against the initial Rent and Deposit with the agreement of the payee.

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)

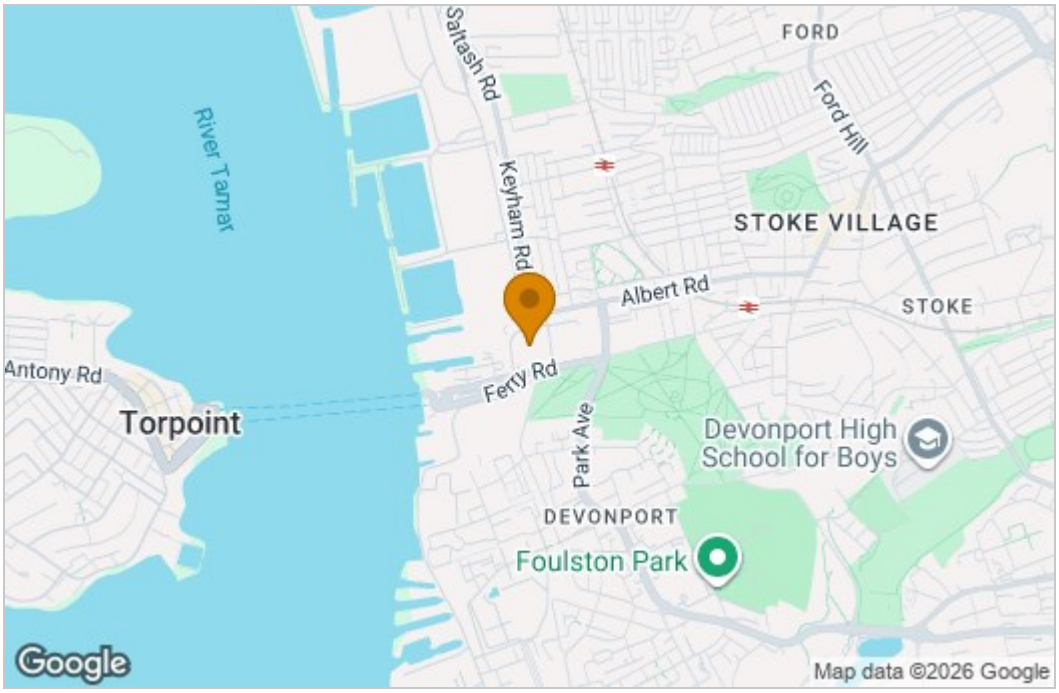
Deposit
A Deposit equal to 5 weeks rent (6 weeks rent, where the annual rent is greater than £50,000.00)
The Deposit and first months Rent is payable once the references have been passed and the tenancy commences.

Redress Scheme and Client Money Protection
Property Redress Scheme - Membership No. PRS002551
UKALA Client Money Protection - Membership No. 188420

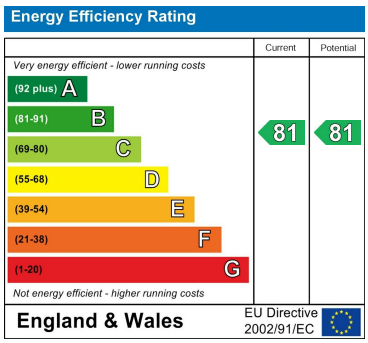
Floor Plan



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.

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