



ESTATE AGENTS



**42C Albert Road, Saltash, PL12 4EB**

**£775 Per Calendar Month**

Wainwright Estate Agents are delighted to offer this 2 bedroom top floor flat within a short distance to all local facilities in Saltash Fore Street and a short walk to the water front. The accommodation comprises lounge, kitchen, bathroom and 2 bedrooms. The property further benefits include double glazing, gas central heating.

Available now Rent = £775.00 PCM. Holding Deposit = £178.00 Total Deposit = £894.00. EPC = D (65)  
Council Tax Band A

### Entrance Hall

Several steps lead to a Upvc entrance door. Access to all rooms and stairs leading to the top floor loft room, under stair storage cupboard and further additional cupboard. Carpets and ceiling light.

### Bedroom

A light dual aspect double bedroom, with radiator, carpets and ceiling light.

### Living Room

A dual aspect room with feature fireplace, storage cupboard, carpet, radiator and ceiling light.

### Kitchen

Fitted with a range of base and wall units, space for white goods, stainless steel sink, tiled splash backs, window and ceiling light.

### Loft Room

Accessed by stairs from the hallway a spacious light double room with views over towards the Tamar river.

### Bathroom

Comprising panel bath, shower cubicle, pedestal sink and low level Wc

### Outside

The property is situated opposite the Saltash train station making it perfect for the early morning commute, and within walking distance of Saltash Town Centre. With a shared outside seating area.

### Tenancy Information

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

Pets considered

#### 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

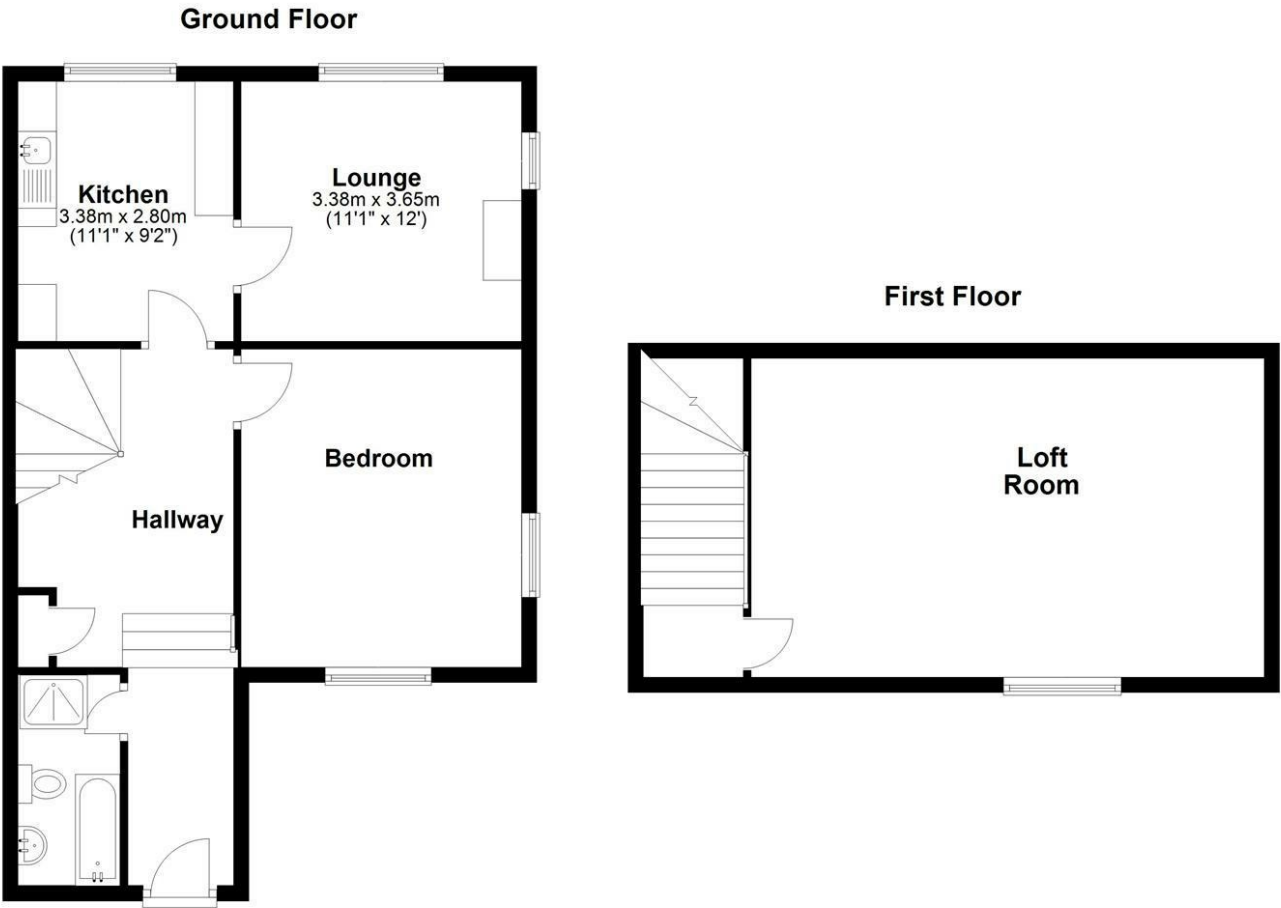
A Deposit equal to 5 weeks rent (6 weeks rent,

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

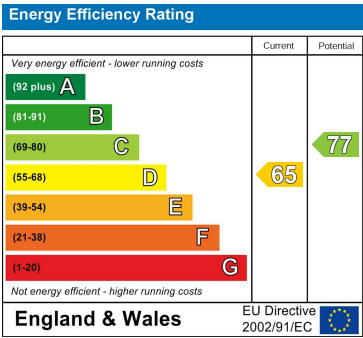
Floor Plan



Area Map



Energy Efficiency Graph



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