



ESTATE AGENTS



## 14A Park View

Knighton Road, St. Judes, PL4 9BY

**£750 PCM**



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## COMMUNAL HALLWAY

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

## HALLWAY

Brown wooden apartment entrance door opens into hallway, entry phone system, fitted carpet, doors to lounge, bedroom, and bathroom.

## LOUNGE/DINER

Brown uPVC DG window to rear aspect, storage heater, fitted carpet, TV point. Archway through to kitchen.

## KITCHEN

Brown uPVC DG window to rear aspect, comprising of a white matching range of wall mounted and base units with laminate roll edge worktop, single stainless steel sink and drainer with chrome taps, tiled splash backs, space for oven, space for fridge, space and plumbing for washing machine.

## BEDROOM

Brown uPVC DG window to front aspect, fitted carpet, fitted wardrobes

## BATHROOM

A matching white three piece suite comprising low level WC, pedestal wash hand basin with chrome taps, panel bath with chrome taps and electric shower over, tiled splash backs, wall mounted mirrored cabinet, shaver point.

## 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)

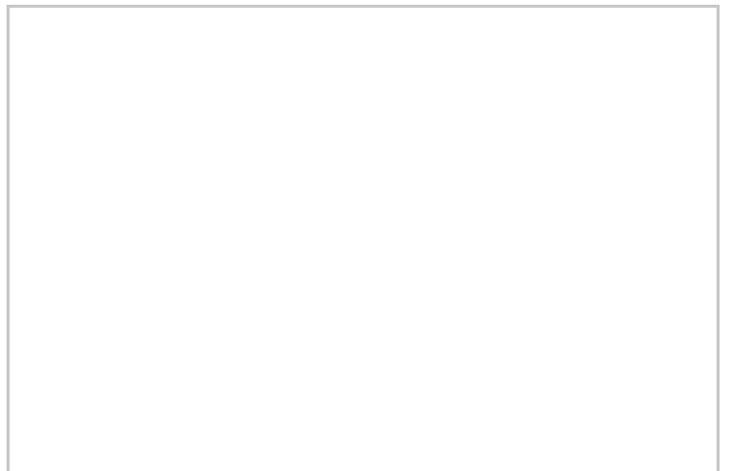
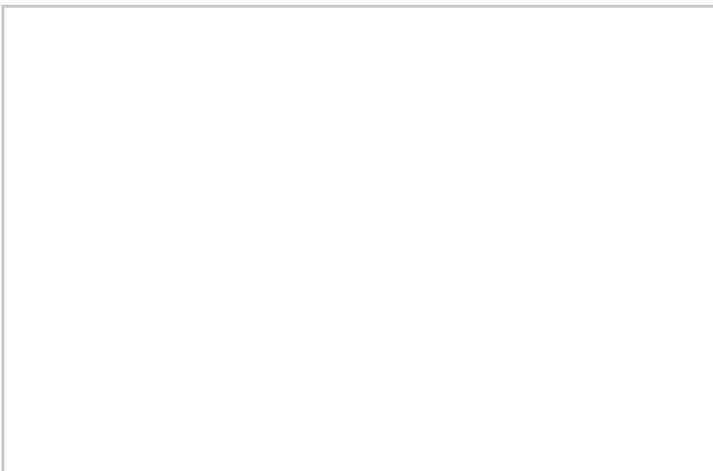
## Deposit

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.

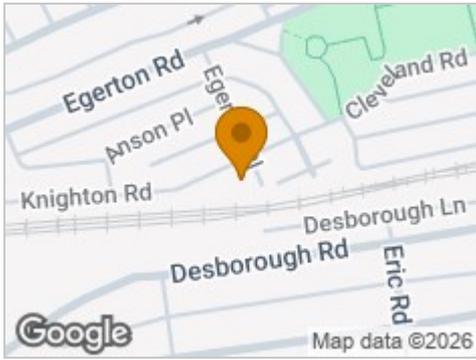
Redress Scheme and Client Money Protection  
Property Redress Scheme - Membership No. PRS002551

UKALA Client Money Protection - Membership No. 188420

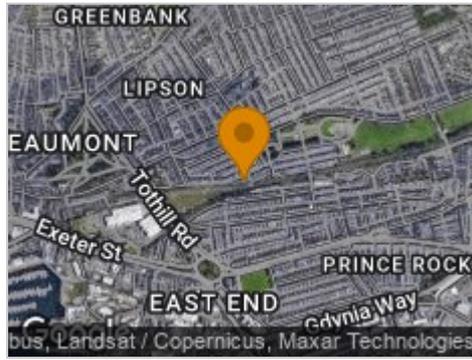
Tel: 01752 849689



## Road Map



## Hybrid Map



## Terrain Map



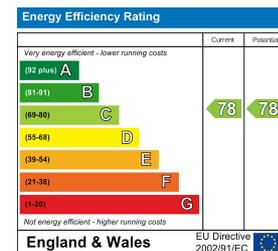
## Floor Plan



## Viewing

Please contact our Saltash Office on 01752 849689 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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