



Let **STC**

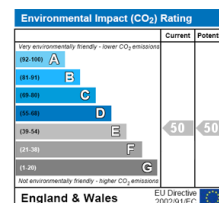
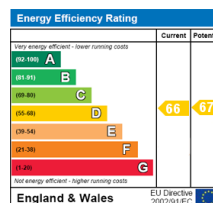
Alexandra Road, Mutley, Plymouth PL4 7EQ



**£350** per month

### Studio

- ✓ AVAILABLE 30th November 2020
- ✓ Self Contained Studio Flat
- ✓ Above Launderette Shop Facility
- ✓ Plymouth University in Walking Distance
- ✓ Mutley Plain within Walking Distance
- ✓ Shops & Amenities Nearby
- ✓ Located on a Major Bus Route
- ✓ Do not apply if you have already done so



## Description

Viewme are pleased to offer this studio flat located in the Mutley area for Rent.

The property consists of:

Communal Entrance,

Small Hall, Reception/Bedroom, Kitchen, Shower Room.

## Location

Mutley Plain is within walking distance of the property where you will find shops, amenities, bars, restaurants and fast food takeaways.

Central Park is one of Plymouth's largest recreational areas which is located within a 15 minute drive or 30 minute walk away from the property, it is a perfect place for leisure pursuits such as Football, Baseball, Running or just a stroll.

The Life Centre, boasting an olympic size swimming pool, a gym, various exercise classes and Plymouth Argyle Football club are also located here.

Major local transport links take you to anywhere in the city from Royal Parade or Bretonside Bus Station there are also connections to London or into Cornwall. Not forgetting Plymouth Station with frequent trains to Cornwall, Exeter, London and beyond.

## First Floor

**Reception/Bedroom** - New neutrally decorated room with NEW carpet flooring, with double glazed window which overlooks the rear of the property.

Television point, electric sockets wall mounted panel heater.

**Kitchen** - The kitchen consists of cream base and eye level units with roll top work surface with a stainless steel sink and draining board.

Vinyl flooring, tiled walls and window to the side aspect of the property.

The kitchen includes a washing machine and freestanding electric cooker.

**Shower Room** - The bathroom has a white suite comprising:

Low level WC, wash hand basin and shower cubicle with electric shower.

White tiles half way up the wall and a wall mounted mirror with lights.



Shower Room (View 1)



Shower Room (View 2)



Kitchen



### Administration Fees

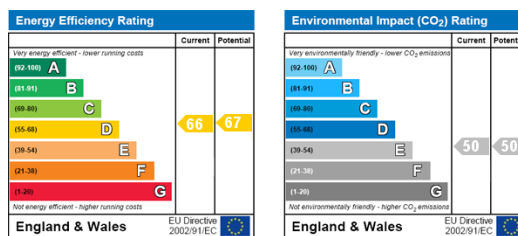
Initial Holding Fee: £75.00 (holds the property whilst undergoing credit checking, t&c's apply)

Month in Advance: £335.00 (less holding fee if applicable t&c's apply)

Deposit: £380.00 (paid into the DPS)

A Tenant's Guide to Services and Fees can be found on our web site: [www.viewme.co.uk](http://www.viewme.co.uk)

### Energy Efficiency and Environmental Impact



### Additional Information

The property is located above a commercial unit on Alexandra Road.

Council Tax Band: A £1,256.44 per annum 2020/21 (data captured via the Plymouth City Council Web Site)

Universal Credit considered depending upon circumstances

Non Smokers preferred