

Let

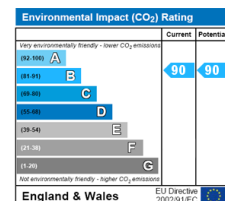
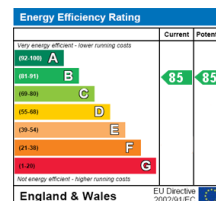
Laurel Road, North Prospect, Plymouth PL2 2QD



£525 per month

1 bedroom Flat

- ✓ AVAILABLE 28th August 2018
- ✓ UNFURNISHED or FURNISHED
- ✓ Modern One Bedroom Apartment
- ✓ Private Balcony
- ✓ Allocated Off Road Parking
- ✓ Open Plan Living
- ✓ Door Entry System
- ✓ Double Glazed & GCH



Description

Viewme are delighted to bring to the rental market this modern one bedroom flat in Laurel Road Plymouth. The property is available either unfurnished or furnished.

The property briefly comprises:

Entrance hallway, Living Room with access to the Balcony, Modern Fitted Kitchen, Double Bedroom and good sized Bathroom.

Location

Laurel Road is located in the North Prospect area of Plymouth which is undergoing major regeneration.

This apartment is close to many amenities (along Wolseley Road), these include;

Co-op Super Market, Post Office, Lidl Super Market, Takeaway Establishments, Doctor Surgery, Pharmacy and Hair Salons all located on Wolseley Road. There is also a Premier Convenience Store within a short walking distance.

All major bus routes are accessible from the area, which offer great links into the City Centre and around Plymouth.

Ground Floor

Communal Entrance Hallway - The entrance hallway is neutrally decorated with carpet flooring.

Storage cupboard below the stairwell houses electric meters from the block.

The stairwell gives access to all flats in the block and is maintained by the management company.

Second Floor

Entrance - Front door opens into a neutrally decorated hallway with built in storage cupboard which houses the boiler.

The Hallway gives access to all areas of accommodation in the apartment and benefits from an intercom system and wall mounted radiator.

Electrical sockets and carpet flooring.

Kitchen - Good sized modern white fitted kitchen with dark roll top work surface with splash back tiles, stainless steel sink with mixer tap, electric oven with gas



Living Room



Bedroom



Bedroom



Living Room

hob and extractor fan over.

The kitchen also benefits from a full sized fridge/freezer and washing machine.

Double glazed window to the rear of the property (overlooking external walkway to the apartment) which lets in plenty of light, there is even space for a dining room table and chairs.

Neutrally decorated with vinyl flooring.

Living Room - A lovely bright and airy living space with french doors leading out onto a private balcony.

The balcony has plenty of room for patio table and chairs, lounge and potted plants, it's a perfect area for al fresco dining and enjoying the sunshine late into the afternoon.

The Living room is neutrally decorated with carpet flooring, wall mounted radiator, T.V and wall sockets.

Bedroom - This double bedroom is light and bright because not only is there a large double glazed window there is also uPVC door giving access to the private balcony.

Neutrally decorated with carpet flooring, wall mounted radiator, T.V and wall sockets. This room benefits from a double wardrobe.

Bathroom - This wonderful sized bathroom comprises a white bathroom suite with low level WC, wash hand basin and bath with shower over.

Neutrally decorated with vinyl flooring, wall mounted radiator and shaving point.

Administration Fees

Initial holding fee £200 (Deducted from rent in advance if credit checking is successful).

Credit checking £50 per person (Non refundable).

Guarantor credit checking £75 (Non refundable).

Company credit checking £75 (Non refundable).

Deposit, one month's rent plus £100.

One month in advance rent (Less holding fee if credit checking is successful).

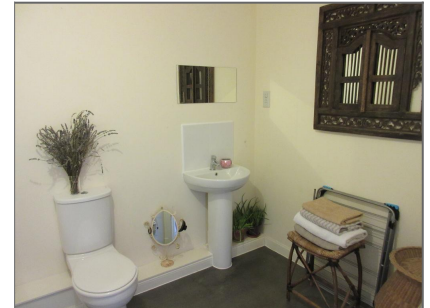
Check in, tenancy documentation and DVD inventory £195 (Non refundable).

Changes or additions to original tenancy agreement from £50-£195

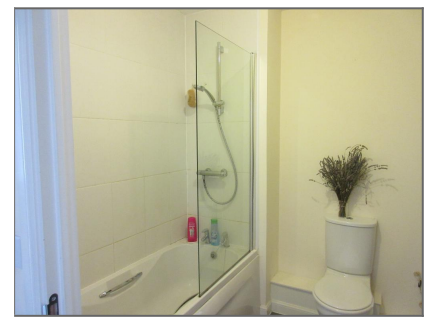
Tenancy renewal £50

Lamp Outage: £25 (per lamp)

Our Tenants Guide to our Services Fees can be found on our web site: www.viewme.co.uk



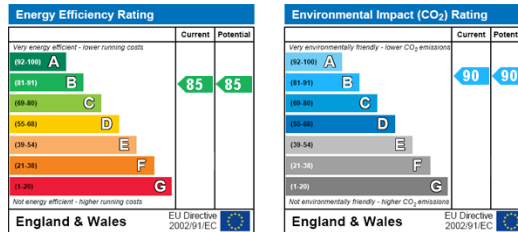
Bathroom



Bathroom



Energy Efficiency and Environmental Impact



Additional Information

NOTE: The photographs were taken whilst tenant's furniture was insitu - this property is UNFURNISHED (except for fridge/freezer, oven and washing machine) but it can be rented as a furnished property.

Council Tax Band A £1,161.78 per annum 2018/19 (Data Captured From Plymouth City Council Website).

Intercom entry system and off street allocated parking.

Sorry no pets allowed.

Professional non smokers preferred.

No DSS, HB or LHA.