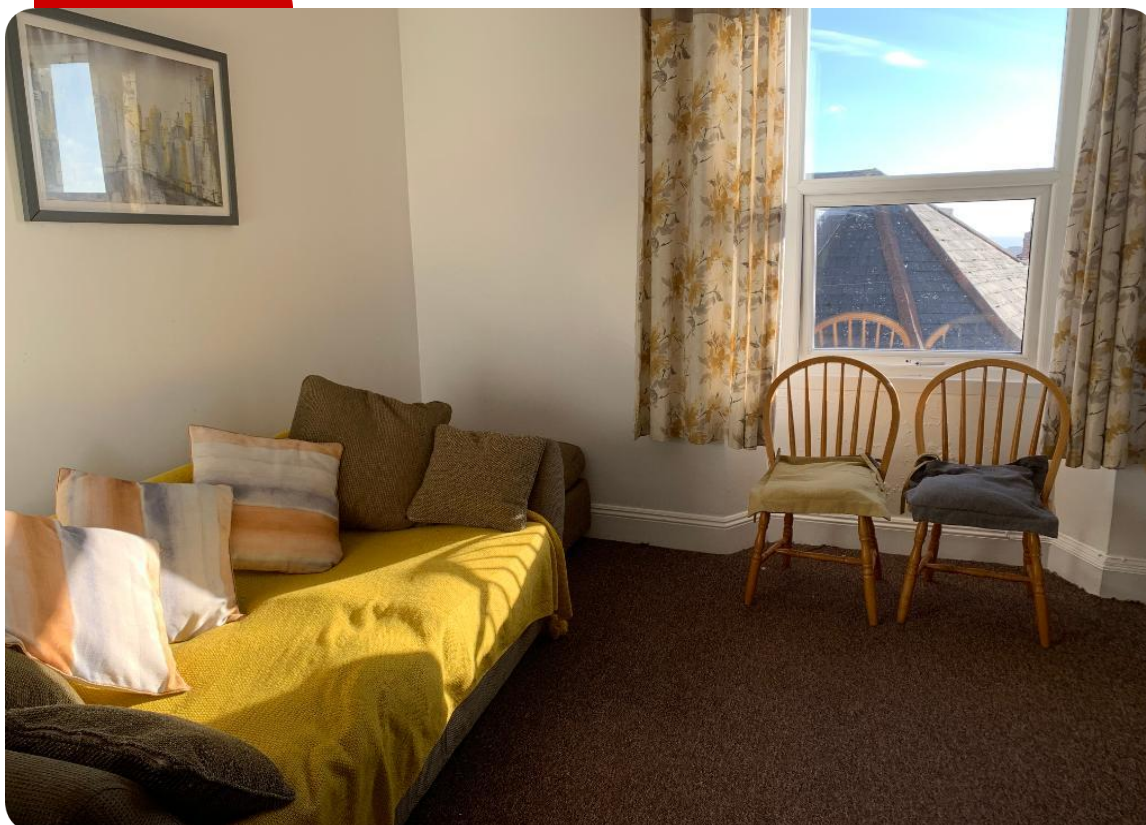


Let

Clifton Place, North Hill, Plymouth PL4 8HY



**£595 per month**

### 1 bedroom Flat

- ✓ AVAILABLE IMMEDIATELY
- ✓ FURNISHED
- ✓ Walking Distance to City Centre & Uni
- ✓ Views of Plymouth Sound
- ✓ Fitted Kitchen
- ✓ Good Size Double Bedroom
- ✓ Gas Central Heating
- ✓ Double Glazing



#### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



50 Victoria Road  
St Budeaux  
Plymouth, PL5 1RG

01752 54 77 89  
[www.viewme.co.uk](http://www.viewme.co.uk)

### Description

Viewme are pleased to offer this FURNISHED, 1 bedroom second floor flat close to the City Centre to rent. Available from 19th December 2022.

The accommodation briefly comprises:

Communal Entrance Hallway, communal stairwell, Flat Hallway, Kitchen, Lounge/Dining Room, Double Bedroom, Shower Room.

### Location

The property is located in the area of North Hill.

The City Centre is approximately 10/15 minutes walk from the property. Major bus routes can be accessed at the end of the road on North Hill or from Mutley Plain.

The flat is situated between North Hill and Greenbank.

Local amenities include:

Aldi within walking distance of the property. Mutley Plain a short distance away where you can find all the major supermarkets, Co-op, Tesco, Sainsburys, Morrisons, independent convenience stores, Fast Food Takeaways (Dominoes Pizza, KFC, Chip Shop), Pubs & Bars, Hairdressers/Barbers to name but a few.

### Second Floor

**Entrance Hallway** - The entrance hallway gives access to all the living accommodation.

Carpet Flooring, electrical socket and wall mounted full length mirrors.

**Lounge/Dining Area** - Neutrally decorated large lounge/dining room.

Double glazed window giving views of Plymouth Hoe, Plymouth Sound and onwards to Mount Edgumbe.

Furniture includes:

Pine dining table and four chairs, three seater sofa and television table.

Carpet flooring, wall mounted radiator, neutral coloured curtains, electrical and television sockets.

**Kitchen** - Large galley style kitchen with wooden base and eye level units with



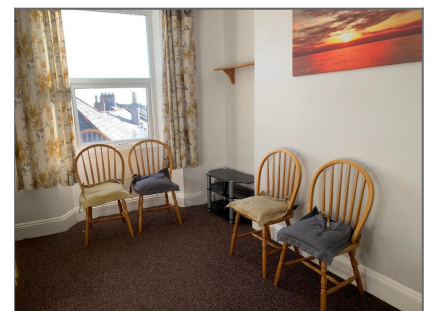
Lounge/Dining Room



Kitchen



Double Bedroom



Lounge/Dining Room



dark work surface.

Integrated oven, hob and extractor fan. Stand alone washing machine, fridge and freezer.

Vinyl flooring, wall mounted radiator, plenty of electrical sockets double glazed window with views of Plymouth Hoe, Plymouth Sound and onward to Mount Edgumbe.

The worcester boiler is located in the kitchen.

**Bedroom** - Extra large double bedroom which is neutrally decorated.

Carpet flooring, built in wardrobe, wall mounted radiator, electrical sockets, double glazed window towards the rear aspect of the property.

Furniture includes:

Double bed, bedside cabinet, chest of drawers, large stand alone mirror.

**Shower Room** - Quirky bathroom with steps leading towards the low level WC, wash hand basin with cabinet and shower cubicle.

Double modesty glazed window towards the rear aspect of the property and small wall mounted radiator.



Photo Bathroom



Front Aspect

### Administration Fees

Holding Fee: £130.00 (deducted from month in advance is passed through credit checking T&C's apply)

Month in Advance: £595.00 (less holding fee - if applicable, T&C's apply)

Deposit: £680.00 (paid into the DPS)

Our Tenants 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	76   C
55-68	D		
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1-20	G		

### Additional Information



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Council Tax Band: A - £1,338.81 2022/23 (Data captured from Plymouth City Council web site)

The area is protected from over parking by way of permit parking, permits are available from Plymouth City Council.

Waste Collection takes place on Monday's - alternate weeks for recycling and domestic waste.

Sorry No Pets

The property is non-smoking.