

**Let**

**Morley Court, Western Approach, Plymouth PL1 1SJ**

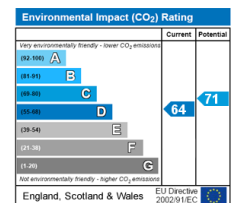
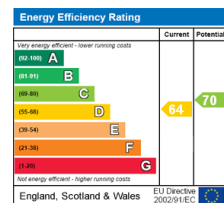


Viewme

**£600 per month**

**2 bedroom Flat**

- ✓ AVAILABLE
- ✓ City Centre Location
- ✓ Self Contained
- ✓ Two Double Bedrooms
- ✓ Modern Kitchen/Dining Room
- ✓ Good Sized Lounge
- ✓ Amenities on the Doorstep
- ✓ GCH and Double Glazed



## Description

Viewme are pleased to bring to the rental market this 3rd Floor, City Centre, 2 Double Bedroomed Flat.

The property briefly comprises:

Entrance Porch, Hallway, Bathroom, Cloakroom, Kitchen/Dining Room, Lounge, Master Bedroom and 2nd Double Bedroom.

## Location

Morley Court is situated between Western Approach and Cornwall Street. There are major public transport links outside of the property to take you into or out of the City Centre.

Shops and Amenities are right on the doorstep - within a few paces of the property you are in the City Centre.

No more buses to get to work (if you work in or close to the City Centre), no more taxis to get to local night life, restaurants or Cinema visits.

The property is on the 3rd floor of a six property block (no lift access).

## Third Floor

**Entrance Porch** - From the communal stairwell you enter the property into the porch.

Double glazed window overlooking Western Approach.

Carpet flooring, coat hooks.

**Hallway** - From the Porch you enter the Hallway giving access to all areas of accommodation.

Neutrally decorated with Storage cupboard, and carpet flooring.

**Bathroom** - The bathroom comprises a white bath with shower over and a white wash hand basin with mirrored cupboard over.

Tiled flooring.

**Cloakroom** - The cloakroom has a white low level WC and is fully tiled.

**Kitchen/Dining Room** - Modern white fitted kitchen with base and eye level units and roll top work surface.



Kitchen/Dining Room



Lounge



Master Bedroom



Master Bedroom

Integrated oven, hob and extractor. Large fitted cupboard. Space for a washing machine and fridge freezer.

The boiler is situated in kitchen.

Three good sized double glazed windows overlooking the communal playground and toward the City Centre.

Neutrally decorated with wall mounted radiator.

**2nd Double Bedroom** - Double sized 2nd bedroom, neutrally decorated with wall mounted radiator and double glazed windows overlooking Western Approach.

Carpet flooring.

**Lounge** - Good sized lounge area with three double glazed windows overlooking the communal playground/outside space towards the City Centre.

**Master Bedroom** - Another good sized double bedroom which is neutrally decorated with double glazed windows overlooking Western Approach.

Carpet flooring and wall mounted radiator.

### Administration Fees

Initial Holding Fee: £138.00 (t&c's apply)

Deposit: £690.00

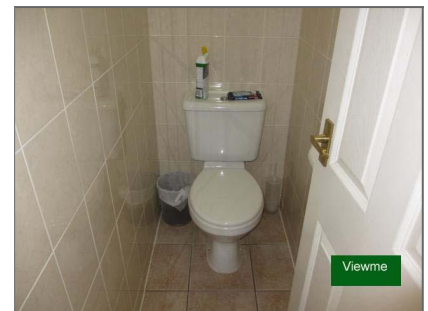
Rent in Advance: £600.00 (less initial holding fee - if applicable t&c's apply)



2nd Bedroom



2nd Bedroom

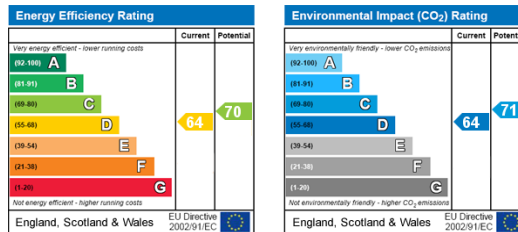


Cloakroom



Entrance Hallway

## Energy Efficiency and Environmental Impact



## Additional Information

3rd Floor - NO lift (35 stairs)

Available for long term let, outgoing tenant has rented the property for 17 years.

Council Tax: Band 'A' - £1,208.76 - 2019/2020 (data captured from PCC Web Site)

Sorry no pets (as it is a flat with no outside space)

Would ideally suit working professionals.

Non smokers preferred (property is completely non-smoking - smokers would have to go outside of the property to smoke)