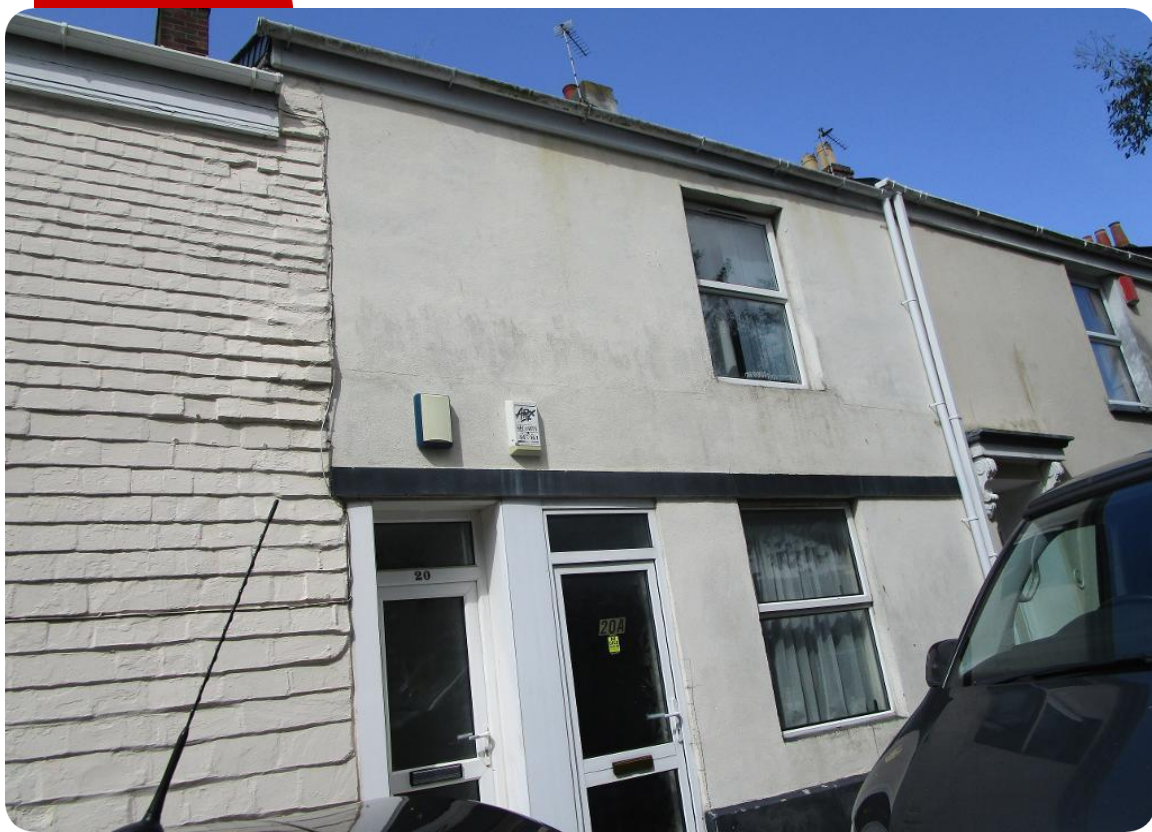


**Let**

**Charlotte Street, Devonport, Plymouth PL2 1RH**



**£775 per month**

**1 bedroom Flat**

- ✓ AVAILABLE from 9th JUNE 2023
- ✓ Self Contained Ground Floor Flat
- ✓ ALL BILLS INCLUDED
- ✓ Double Glazed/Central Heating
- ✓ Open Plan Living
- ✓ Recently undergone Refurbishment
- ✓ Newly Fitted Modern Kitchen
- ✓ Close to Amenities



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

## Description

Viewme are pleased to bring to the rental market this ground floor, one bedroom self-contained flat.

The property briefly comprises:

Communal Hallway, Lounge/Dining Room, Kitchen, Bathroom, Double Bedroom

Exterior: Rear Courtyard

## Location

Charlotte Street is located just off Albert Road so is extremely close to the Dockyard and major arterial routes to City Centre, Stoke Village, Keyham & St Budeaux.

Bus stops, shops and amenities are within a short walking distance of the property.

Also within a short walk is Devonport Park and the Marlborough Street Shopping Precinct.

## Ground Floor

**Communal Entrance Hallway** - From the front door you enter the communal hallway giving access to the ground floor flat and the first floor flat.

White walls, carpet flooring.

**Lounge Area** - The living space is open plan and leads to the kitchen and other living accommodation.

From the front door of the property you enter into the Lounge area.

Neutrally decorated with double glazed window to the courtyard, recessed space for coats and shoes, carpet flooring and wall mounted radiator.

**Kitchen** - Following the lounge you enter the kitchen area:

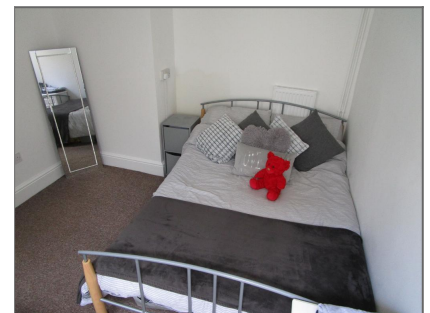
The kitchen consists of base units with roll top work surface, splash back tiles, stainless steel sink with mixer tap, built in gas hob, oven & extractor.

There is a space for a fridge/freezer but no space for a washing machine, however there is a laundrette located a short distance away from the property on Albert Road.

Again neutrally decorated with vinyl flooring.



Lounge Area



Bedroom



Shower Room



**Double Bedroom** - The bedroom is large enough for a double bed with wardrobe and chest of drawers.

Double glazed window and uPVC to the rear courtyard.

Carpet flooring, neutrally decorated with wall mounted radiator.

**Shower Room** - The shower room consists of low lever corner WC with dual flush, wall mounted wash hand basin and fitted shower cubicle.

Neutrally decorated with vinyl flooring and wall mounted mirror.

### Annexe

**Courtyard** - At the rear of the property is a narrow shared courtyard area giving access to the rear service lane gate where the waste bins are located.

### Administration Fees

Initial Holding Fee: £170.00 (deducted from month in advance payment if applicable - T&C's apply)

Deposit: £890.00

Month in advance: £775.00 (less holding fee if applicable - T&C's apply)

### Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D	54   E	
39-54	E		
21-38	F		
1-20	G		

### Additional Information

Would suit working single professional.

Additional works have been undertaken since the issue of the EPC (additional insulation, new front door etc).

Sorry no pets

Council Tax: Band A - price included in the monthly rental payment.

Water, Gas and Electricity is also included within the monthly rental price.



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