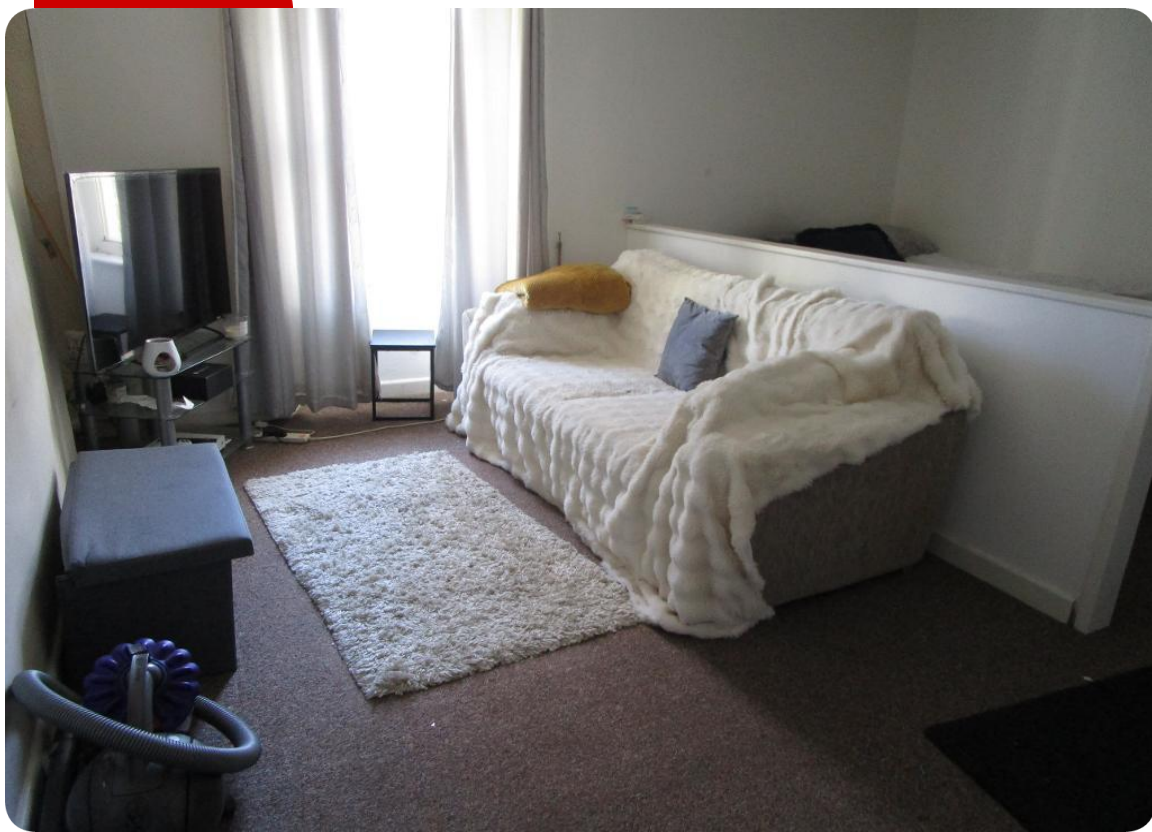


Let

Charlotte Street, Devonport, Plymouth PL2 1RH



£725 per month

Flat

- ✓ AVAILABLE 12 April 2024
- ✓ ALL BILLS INCLUDED (CTax/Water/G&E)
- ✓ IDEAL FOR WORKING PROFESSIONAL
- ✓ SINGLE OCCUPANCY ONLY
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Self Contained
- ✓ Close to Local Amenities



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Description

Viewme are pleased to bring to the rental market this first floor, self-contained Studio flat.

The property briefly comprises:

Communal Hallway, Entrance Hallway, Lounge/Bedroom, Kitchen, Bathroom.

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 road you enter into the communal entrance shared with one other tenant.

Access to the ground floor flat and the first floor flat.

Neutrally decorated with carpet flooring and stairs to first floor.

First Floor

Flat Entrance Hallway - From the stairwell, you enter the entrance of the flat which gives access to all areas of accommodation.

Recently re-decorated with carpet flooring.

Bathroom - Good sized bathroom, with white suite comprising:

Bath with shower over, low level WC and wash hand basin.

Double modesty glazed window to rear of the property, vinyl flooring, wall mounted radiator.

Kitchen - Another good sized room comprising a mix of 'wooden' base and eye level units.

Stainless steel sink with mixer tap, double glazed window overlooking the rear of the property.

Vinyl flooring and neutrally decorated walls.

NB: the fridge freezer and washing machine have been left at the property for the convenience of the tenant (they will not be



repaired or replaced if they become faulty).

Lounge/Living Area - Good sized dual purpose living area - partition wall separates the bedroom area and lounge area.

Double glazed window to the front of the property, wall mounted radiator, carpet flooring and neutrally decorated walls.

Exterior

Rear Courtyard - To the rear of the property is a small courtyard used by all three tenants.

Access to the service lane is provided by a lockable wooden door.

Waste bins are located in the service lane.

Administration Fees

Initial Holding Fee: £160.00 (holds the property whilst undergoing credit checking process - T&C's apply)

Rent in advance: £725.00 less initial holding fee (T&C's apply)

Deposit: £800.00 - held in a custodial scheme

Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
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).

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

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