

**YOUR HOME IS
WHERE OUR HEART IS**

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Lyndon Court, Pillmere, Saltash, PL12 6XX

£595 pcm

TO LET

Wainwright Estate Agents are delighted to offer this immaculate two bedroom first floor apartment situated in a desirable block. Accommodation comprises entrance hallway, open plan lounge / diner, modern fitted kitchen, two bedrooms and bathroom. The apartment further benefits from uPVC double glazing, gas central heating, allocated parking, communal gardens and new carpets.

Available immediately. EPC = B(84)



61 Fore Street | Saltash | Cornwall | PL12 6AF

Tel: 01752 849689

info@wainwrightestateagents.co.uk



ENTRANCE HALL

Wooden front entrance door opens in to entrance hall, doors to bedrooms, bathroom and lounge / diner, radiator, smoke alarm, fuse box, wood effect laminate flooring, storage cupboard with electric bar heater.

LOUNGE/DINER

17' 2" x 15' 7" (5.23m x 4.75m) Two white uPVC DG windows one to rear aspect and one to side aspect, three radiators, entry phone system, TV and Phone points, carbon monoxide alarm, new grey fitted carpet, wall way through to kitchen.

KITCHEN

8' 5" x 7' 8" (2.57m x 2.34m) White uPVC DG window to side aspect, the modern fitted kitchen comprises light wood wall and base unit cupboards with silver bar handles, laminate work top, white single sink and drainer with chrome mixer tap, tiled splash backs, integral electric oven, four ring gas hob and extractor hood over, space and plumbing for washing machine, space for fridge / freezer, wall mounted extractor fan, tile effect vinyl flooring.

BEDROOM ONE

10' 7" x 9' 5" (3.23m x 2.87m) White uPVC DG window to rear aspect, radiator, TV and phone points, new grey fitted carpet.

BEDROOM TWO

8' 3" x 7' 2" (2.51m x 2.18m) White uPVC DG window to rear aspect, radiator, TV and phone points, new grey fitted carpet.

BATHROOM

7' 0" x 5' 7" (2.13m x 1.7m) White suite comprising panel bath with chrome mixer tap and mains shower over, clear glass shower screen, pedestal wash hand basin with chrome mixer tap, low level WC, tiled splash backs, radiator, shaver point, ceiling extractor fan, mirrored wall cabinet, chrome fixtures, wood effect laminate flooring.

OUTSIDE

To the outside of the property there is one allocated parking space and communal gardens.

FEES & CHARGES

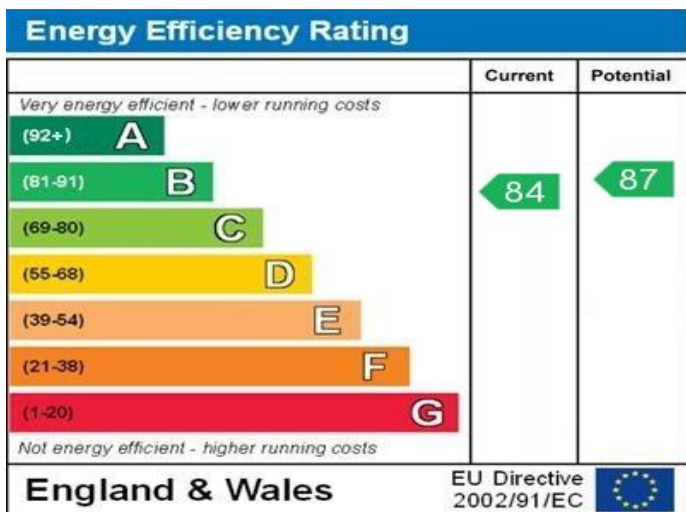
Exclusive of the following: Council tax, electricity, gas and metered water.

No housing benefit - No smokers - No pets
Non-Refundable Reference Fees - £120 per Person including VAT

Tenancy Paperwork Preparation Fees - £120 including VAT, one month's Rent in Advance plus Month's Rent as Deposit to start the Tenancy following Acceptable References

Ground Floor





VIEWING

By appointment with Wainwright Estate Agents

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ACCOMMODATION These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. FLOOR PLANS AND ENERGY PERFORMANCE CERTIFICATE These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.