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WHERE OUR HEART IS

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Park View, Knighton Road, Plymouth, PL4 9BY

£595 pcm

## TO LET

Wainwright Estate Agents are delighted to offer this recently refurbished modern two bedroom first floor apartment located in a popular area of Plymouth close to the city centre. Accommodation comprises lounge / diner, modern fitted kitchen and bathroom, two bedrooms. The property further benefits from double glazing and secure electric gated parking with one allocated space.

Available immediately. No Pets. EPC = C (76)



Supporting  
children's hospice  
SOUTH WEST  
Registered Charity No. 1003314



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**PRS** Property  
Redress  
Scheme

### **COMMUNAL ENTRANCE**

Communal front entrance door opens in to communal hallway, intercom door entry phone, post boxes, lighting, door to rear car park, stairs to first floor landing.

### **APARTMENT FRONT ENTRANCE**

Wooden door opens in to entrance vestibule, entry phone system, electric wall heater, fuse box, phone point, fitted carpet, door to inner hall.

### **INNER HALL**

Doors to lounge / diner, bedrooms one and two, bathroom, and airing cupboard housing the water tank, loft hatch, smoke alarm, fitted carpet.

### **LOUNGE/DINER**

13' 8" x 11' 3" (4.17m x 3.43m) Wooden DG window to rear aspect, smoke alarm, TV point, wall mounted electric storage heater, fitted carpet, archway through to kitchen.

### **KITCHEN**

8' 9" x 5' 8" (2.67m x 1.73m) Wooden DG window to rear aspect, inset spotlights, kitchen comprises of a matching range of cream high gloss wall mounted and base unit cupboards with chrome bar handles, black laminate roll edge work tops, single stainless steel sink and drainer with mixer tap, integral chrome single electric oven, halogen hob and chrome extractor hood over, space and plumbing for washing machine, space for fridge / freezer, wood effect laminate flooring.

### **BEDROOM ONE**

10' 9" x 10' 4" (3.28m x 3.15m) Wooden DG bay window to front aspect, wall mounted electric storage heater, phone point, cable TV point, fitted carpet.

### **BEDROOM TWO**

9' 3" x 6' 9" (2.82m x 2.06m) Wooden DG window to front aspect, wall mounted electric heater, fitted carpet.

### **BATHROOM**

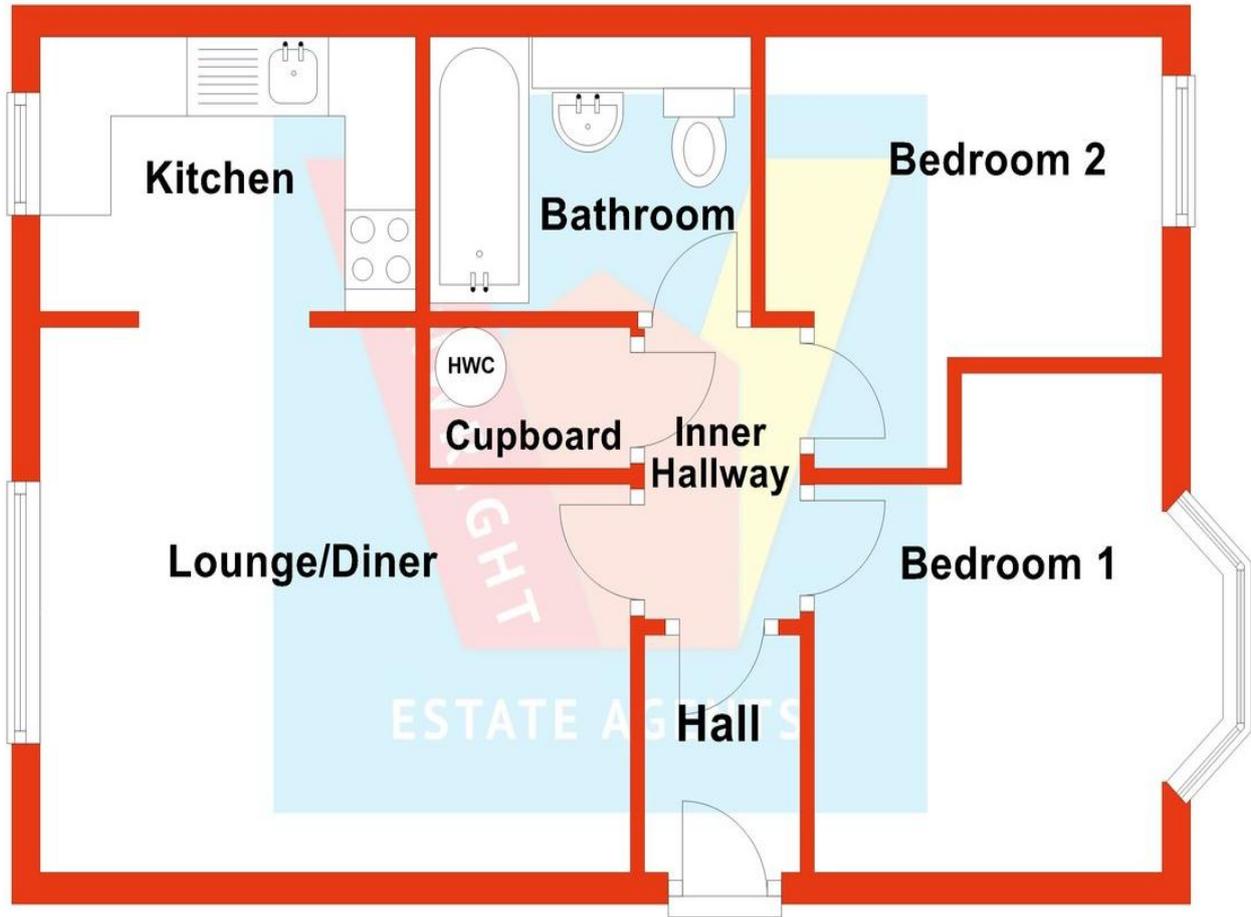
7' 5" x 5' 8" (2.26m x 1.73m) Bathroom comprises of a white suite, panel bath with electric shower over, shower curtain, pedestal wash hand basin, low level WC, tiled splash backs, wall mounted electric fan heater, shaver point, inset spotlights, ceiling mounted extractor fan, vinyl flooring.

### **ALLOCATED PARKING SPACE**

The property has one allocated parking space located within the secure electric gated car park at the rear of the property.

### **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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.

