



## 121 White Friars Lane

St. Judes, Plymouth, PL4 9RA

**£625 Per Calendar Month**



SORRY VIEWING DAY FULLY BOOKED, NO APPOINTMENTS AVAILABLE. Lovely 2 bedroom first floor flat in a popular development available mid September. Conveniently located for the centre of Plymouth. Unfurnished with accommodation comprising 2 bedrooms, modern white bathroom, lovely size lounge/dining room with balcony and adjoining kitchen. 2 allocated parking spaces. Strictly no pets & no smoking,



121 WHITE FRIARS LANE, PLYMOUTH, PL4 9RA

### ACCOMMODATION

Access to the property is gained via a communal entrance with entry phone system leading into the entrance hall. There are stairs rising to the first floor with entrance into the flat through the wooden entrance door.

### ENTRANCE LOBBY

The entrance door opens into a lobby area with entry phone system and storage cupboard. Doors lead to the accommodation.

### BEDROOM TWO 7'3" x 6'11" (2.23 x 2.11)

Double-glazed window to the front elevation.

### BEDROOM ONE 11'2" x 8'10" (3.41 x 2.70)

Double-glazed window to the front elevation.

### BATHROOM 6'9" x 6'3" (2.08 x 1.92)

Lovely modern white suite including low level wc, pedestal wash handbasin with mixer tap, panel bath with mixer tap and spray attachment. Extractor fan.

### LOUNGE/DINING ROOM 14'3" x 12'10" (4.36 x 3.93)

Dual aspect room with double-glazed window to the side and sliding patio doors to the rear elevation leading out onto the balcony. Doorway leading into the kitchen.

### KITCHEN 10'7" x 7'1" including kitchen units (3.23 x 2.17 including kitchen units)

Series of matching eye-level and base units and work surfaces. Inset sink unit. Space for fridge-freezer. Space for washing machine. Free-standing gas cooker. Double-glazed window to the rear elevation. Please note that the fridge-freezer and washing machine can be left as a gift to any prospective tenants.

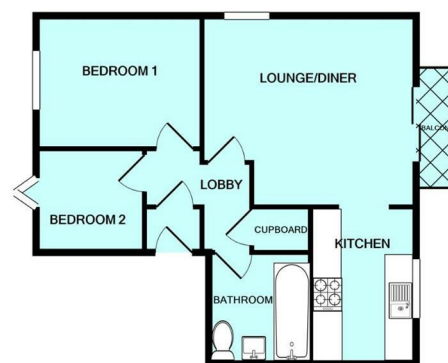
### OUTSIDE

There is an allocated and marked parking space located nearby.

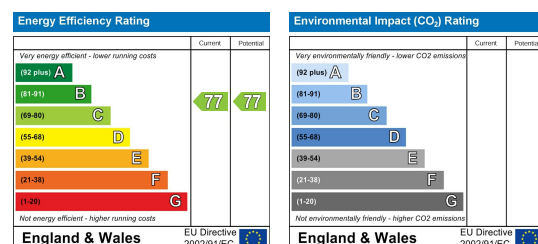
### Area Map



### Floor Plans



### Energy Efficiency Graph



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