Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



296 Old Laira Road

Laira, Plymouth, PL3 6AG

£850 Per Calendar Month

2 | 1 | 1 | C

Ground floor 2 bedroom flat. It has use of the communal courtyard area & 1 allocated parking space. Convenient for central areas of Plymouth. The accommodation briefly comprises a lounge area with adjoining kitchen space, 2 bedrooms & bathroom. Double-glazing & gas central heating.







OLD LAIRA ROAD, PLYMOUTH, PL3 6AG

ACCOMMODATION
Access to the flat is gained via the communal entrance leading to the internal door which in turn takes you into the lounge.

LOUNGE 14'1" x 8'5" (4.30 x 2.58)
Double-glazed window to the front elevation. Door leading to an inner passageway. Wall-mounted entry phone system. Room stat. Opening leading into the kitchen area.

KITCHEN AREA 10'1" x 6'1" (3.09 x 1.86)
Matching eye-level and base units with rolled-edge work top and tiled splash-backs. Inset single drainer sink unit with mixer tap. 4-ring gas hob with an electric oven beneath. Wall-mounted gas boiler. Space for under-counter fridge. Space for washing machine. Double-glazed window to the front elevation.

INNER PASSAGEWAY
Built-in storage cupboard. Doors providing access to the bedrooms.

BEDROOM TWO 10'9" x 7'2" (3.29 x 2.20)
Double-glazed window to the front elevation.

BEDROOM ONE 10'7" x 8'6" (3.24 x 2.60)
Double-glazed window to the front elevation.

BATHROOM 6'10" x 5'10" (2.09 x 1.79)
White suite comprising a panel bath with twin handgrips, tiled area surround and shower unit with a spray attachment over, pedestal wash basin and low level toilet. Built-in extractor fan.

COUNCIL TAX
Plymouth City Council
Council tax band A

Rental holding deposit
The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

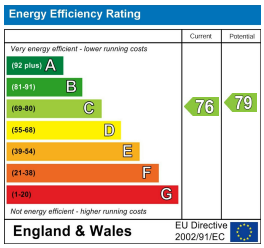
Area Map

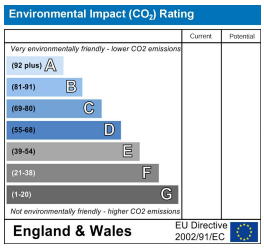


Floor Plans



Energy Efficiency Graph





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 this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk