



## Flat 46 White Friars Lane

St. Judes, Plymouth, PL4 9RB

**£875 Per Calendar Month**



Available from October 2025 is this lovely purpose-built apartment located in central Plymouth, convenient for the city centre and its amenities. The accommodation briefly comprises a fitted kitchen, lovely lounge/dining room with balcony, 2 bedrooms & modern shower room. Use of the communal gardens & an allocated parking space.



## WHITE FRIARS LANE, ST JUDES, PL4 9RB

### ACCOMMODATION

Access to the property is gained via the communal entrance with an entry phone system. Apartment entrance door opening into the entrance porch.

### ENTRANCE PORCH

Coat hooks. Solid inner door leading into the entrance lobby.

### ENTRANCE LOBBY

Providing access to the accommodation. Built-in good-sized useful storage cupboard. Laminate floor.

### LOUNGE/DINING ROOM 14'2" x 10'7" (4.34 x 3.24)

A dual aspect room with a double-glazed window to the rear elevation and a full-length sliding double-glazed patio-style doors leading out to the balcony. Opening leading into the kitchen.

### KITCHEN 8'10" x 7'1" incl kitchen units (2.70 x 2.16 incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit with mixer tap. Space and plumbing for washing machine. Space for an electric cooker and a fridge-freezer. Wall-mounted gas boiler. Double-glazed window to the rear elevation.

Please note that the white goods in situ can be gifted to the potential tenants so in the event that the items fail, they would be the responsibility of the tenant to replaced or repaired.

### BEDROOM ONE 11'3" x 9'1" (3.43 x 2.78)

Double-glazed window to the side elevation.

### BEDROOM TWO 7'5" x 6'10" (2.28 x 2.09)

Double-glaze window to the front elevation. Laminate floor.

### SHOWER ROOM 6'5" x 4'3" (1.97 x 1.31)

White modern suite comprising a good-sized walk-in shower with shower screen, tiled area surround and shower unit with spray attachment, pedestal basin with a mixer tap and a low level toilet. Vertical towel rail/radiator. Built-in extractor. Tiled floor.

### COUNCIL TAX

Plymouth City Council  
Council tax band B

### 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.

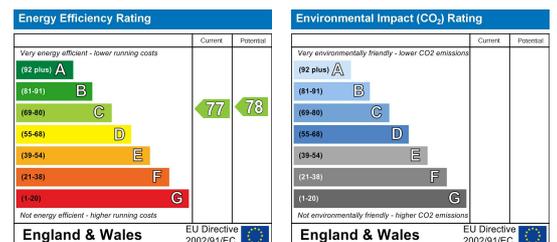
## Area Map



## Floor Plans



## Energy Efficiency Graph



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