



## 296 Old Laira Road

Laira, Plymouth, PL3 6AG

**£725 Per Calendar Month**



Available now is this ground-floor flat with accommodation briefly comprising a lounge area with adjoining kitchen space, 2 bedrooms & bathroom. Use of communal courtyard area & 1 allocated parking space. Double-glazing & gas central heating.



## OLD LAIRA ROAD, PLYMOUTH, PL3 6AG

### ACCOMMODATION

Access to the property is gained via the communal entrance leading into the communal lobby and hall. Access into the flat from the solid entrance door opening into the passageway.

### PASSAGEWAY

Built-in storage cupboard. Doorway opening into the lounge.

### LOUNGE 8'1" x 13'1" (2.48 x 3.99)

Double-glazed window to the rear elevation. Opening leading into the kitchen area.

### KITCHEN AREA 10'1" x 4'7" incl kitchen units (3.09 x 1.42 incl kitchen units)

Range of matching eye-level and base units with blackened rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit with mixer tap. 4-ring gas hob with an electric oven beneath. Space for washing machine. Space for under-counter fridge. Wall-mounted gas boiler. Double-glazed window to the rear.

### BEDROOM TWO 7'8" excl door recess x 6'8" (2.35 excl door recess x 2.05)

Double-glazed window to the front elevation.

### BEDROOM ONE 9'8" x 9'2" (2.95 x 2.80)

Built-in mirror-fronted wardrobe. Double-glazed window to the front elevation.

### BATHROOM 5'8" x 5'7" (1.74 x 1.72)

White suite comprising a panel bath with twin hand grips, tiled area surround and a shower unit with spray attachment over, pedestal wash basin and low level toilet. Built-in extractor.

### COUNCIL TAX

Plymouth City Council  
Council tax band A

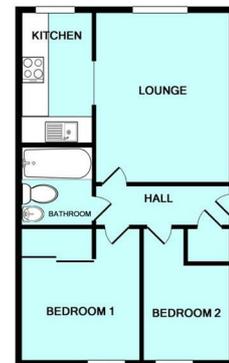
### Rental holding deposit

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.

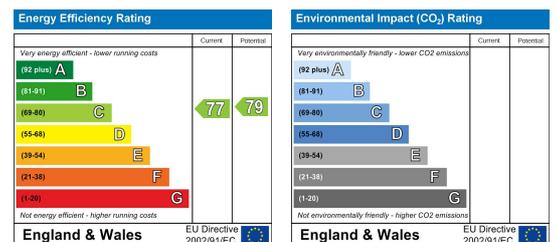
### Area Map



### Floor Plans



### Energy Efficiency Graph



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