



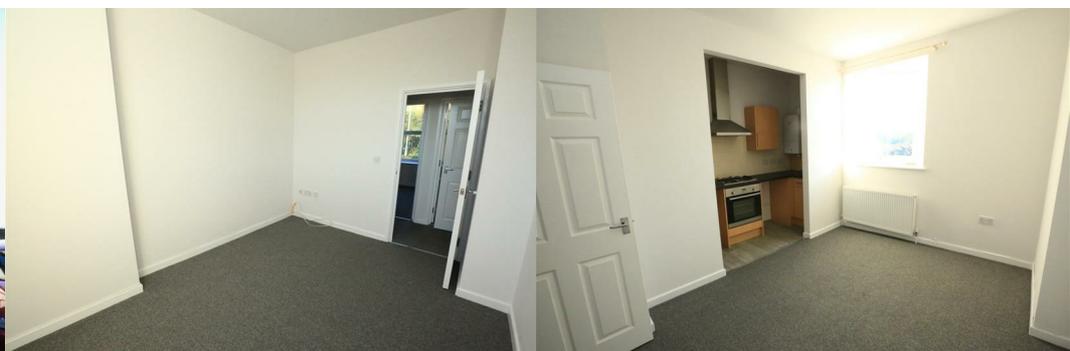
296 Old Laira Road

Laira, Plymouth, PL3 6AG

£650 Per Calendar Month



VIEWING APPOINTMENTS FULLY BOOKED. Lovely first floor flat available April 2023 with accommodation briefly comprising 2 bedrooms, lounge with fitted kitchen area and bathroom. The flat benefits from double-glazing & gas central heating. There is an allocated parking space & use of communal patio area. The flat is unfurnished and available on a long-term basis.



OLD LAIRA ROAD, LAIRA, PL3 6AG

ACCOMMODATION

Access to the building is gained via communal entrances both to the front and rear with an entry phone system to the front. Stairs ascending to the first floor. Access into the flat is gained through the wooden entrance door leading into an entrance lobby.

ENTRANCE LOBBY

Built-in cupboard housing the electric consumer unit. Entry phone system. Doors providing access to the accommodation.

BEDROOM ONE 8'3" x 13'9" to rear of wardrobe (2.53 x 4.20 to rear of wardrobe)

Double-glazed window to the front elevation. Mirror-fronted full-length wardrobe along one wall.

BEDROOM TWO 10'1" x 8'2" at widest points incl door recess (3.09 x 2.50 at widest points incl door recess)

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

BATHROOM 5'10" x 5'8" (1.79 x 1.74)

White suite comprising pedestal wash handbasin, low level toilet and panel bath with twin handgrips, shower unit and spray attachment over and curtain.

LOUNGE 12'10" x 9'4" (3.93 x 2.85)

Double-glazed window to the rear elevation with a pleasant outlook over local rooftops and glimpses of the river Plym. Opening into the kitchen area.

KITCHEN AREA 10'2" x 3'7" (3.12 x 1.10)

Matching base and eye level units with rolled-edge work surfaces and tiled splash-backs. Inset 4-ring gas hob with an electric oven beneath. Inset sink with mixer tap. Space and plumbing for washing machine. Space for an under-counter fridge-freezer. Wall-mounted gas boiler.

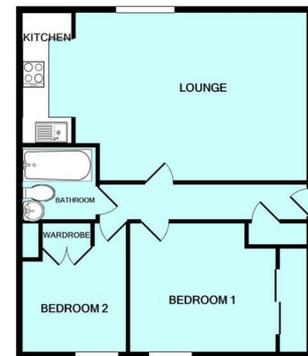
OUTSIDE

1 allocated parking space adjacent to the building. To the rear there is an open patio communal area with washing line.

Area Map

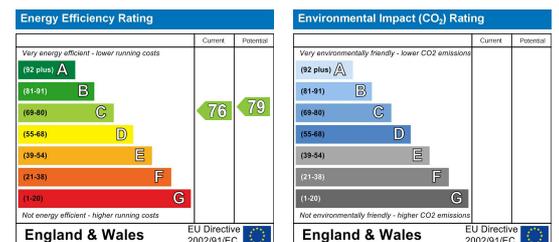


Floor Plans



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Energy Efficiency Graph



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