



## 296 Old Laira Road

Laira, Plymouth, PL3 6AG

**£850 Per Calendar Month**



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.

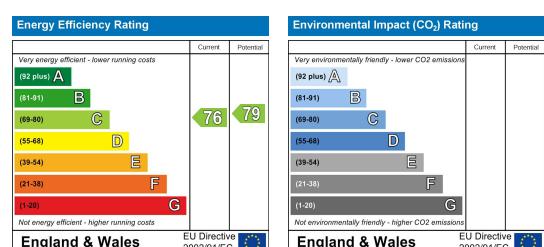
### Area Map



### Floor Plans



### Energy Efficiency Graph



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