



## 53 Ashford Road

Mannamead, Plymouth, PL4 7BL

**£700 Per Calendar Month**



Available February 2024 is this lovely unfurnished one bedroom flat conveniently located for central Plymouth. The accommodation briefly comprises an open-plan kitchen/living area, 1 good-sized double bedroom & shower room. It benefits from double-glazing & gas-fired central heating.



GFF ASHFORD ROAD, MANNAMEAD, PL4 7BN

ACCOMMODATION

Access to the property is gained via the part uPVC double-glazed entrance door opening into the entrance vestibule.

ENTRANCE VESTIBULE

Inner door leading into the kitchen/living area.

KITCHEN/LIVING AREA 17'11" x 14'4" max dimensions (5.48 x 4.38 max dimensions)

2 double-glazed windows to the side elevation. Stairs rising to the bedroom and shower room. Within the kitchen area there is a series of matching white gloss eye-level and base units with blackened rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit. Space and plumbing for washing machine. Please note that the washing machine in situ will be included within the tenancy. Free-standing electric cooker. Wall-mounted gas boiler. 2 double-glazed windows to the front elevation.

BEDROOM 14'5" into bay x 12'3" to chimney breast (4.40 into bay x 3.74 to chimney breast)

Double-glazed bay window to the front elevation.

SHOWER ROOM 7'9" x 5'6" (2.38 x 1.70)

White modern suite comprising walk-in shower cubicle with shower unit and spray attachment, sink unit with mixer tap and a low level toilet. Radiator.

OUTSIDE

To the rear there is a service lane where there are 2 parking spaces, one of which is allocated for this property.

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.

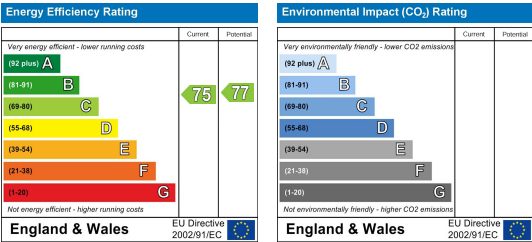
Area Map



Floor Plans



Energy Efficiency Graph



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