# Julian Marks | PEOPLE, PASSION AND SERVICE



## 34 Holland Road

Plymstock, Plymouth, PL9 9BN

## £850 PCM









Ground floor apartment, set within a gated development in central Plymstock, offering long-term, unfurnished accommodation. Beautifully-presented throughout & comprising lounge/dining room with open plan access to the fitted kitchen, 2 bedrooms & shower room. Allocated parking space. Private rear balcony with access onto the communal garden.



## FLAT 1, 34 HOLLAND ROAD, PLYMSTOCK, PLYMOUTH PL9

#### **ACCOMMODATION**

Communal entrance door leading to the communal hallway.

#### **COMMUNAL HALLWAY**

Wooden entrance door leading into the apartment.

#### LORRY

Wall-mounted thermostat. Door leading to bedroom two.

#### BEDROOM TWO 9'10" x 7'4" (3.02 x 2.25)

Double-glazed window to the front.

#### BEDROOM ONE 14'3" x 9'1" (4.35 x 2.77)

Double-glazed window to the front. Free-standing wardrobe included within the tenancy agreement.

#### SHOWER ROOM 6'5" x 5'8" (1.96 x 1.73)

White modern suite including large walk-in shower with shower attachment and sliding screen door, sink unit with vanity area, storage cupboard beneath and mirror above and low-level toilet. Heated towel rail.

# LOUNGE/DINING ROOM 22'9" x 13'1" @ widest points (6.94 x 4 @ widest points)

Open-plan room running the full width of the apartment. Feature electric fire. Double-glazed doors leading out onto the rear balcony with steps leading down onto the communal garden. Double-glazed window to the rear. Wall-mounted entry phone system. Entry leading into the kitchen area.

#### KITCHEN 9'10" x 7'4" (3.02 x 2.26)

Double-glazed window to the side. Fitted with a range of matching eye-level and base units with roll-edged work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl single-drainer sink unit. Wall-mounted gas boiler. Built-in 4-ring gas hob with electric oven beneath. Space and plumbing for washing machine.

#### **OUTSIDE**

The development is approached via electronically-controlled pedestrian and vehicular gates which in turn lead to the parking area where there is one allocated parking space, adjacent to the flat. There are also a number of visitor spaces. There are well-maintained communal gardens to the rear of the apartment.

#### **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.

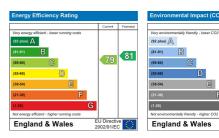
#### **Area Map**



#### Floor Plans



### **Energy Efficiency Graph**



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