

APARTMENT 5 THE MALT THE PROMENADE

£795 Per

A first floor unfurnished one bedroom apartment located in the centre of the town with a level walk to amenities, shops and the Estuary.EPC rating - Band B





• Well presented • Central location • Residents parking permit included

Full Description

A first floor unfurnished one bedroom apartment located in the centre of the town with a level walk to amenities, shops and the Estuary. The property comprises. Entrance Hallway, recently fitted Kitchen, Sitting/ Dining Room double Bedroom, & Shower Room and residents parking permit. EPC rating - Band B

The property is located to the back of the building with outlook over the rear entrance and neighbouring carpark area. Communal staircase rising to the first floor. Door opening into Entrance Hall with automatic lighting, video entry system and intruder alarm system. Door to built in utility cupboard housing washer dryer and hot water cylinder.

Sitting room with wood effect laminate flooring throughout the property. Dual aspect window to rear and side. Recess ceiling spotlights. Dimplex Duoheat radiators.

Open doorway through to Kitchen comprising white gloss fronted wall and base units with integrated dishwasher, fridge and freezer. Under unit lighting. Contrasting worksurface with stainless steel inset sink and mono tap. White tiled splashback. 4 ring electric hob with stainless steel extractor hood over and electric oven under. Window to side aspect. Recess ceiling spotlights. Ceramic tiled flooring and smoke alarm.

Bedroom a good size double bedroom. Window to rear aspect. Electric wall mounted panel heater. Recess ceiling spotlights.

Shower room comprises fully tiled corner double shower cubicle fitted with a thermostatically controlled shower. Pedestal wash hand basin, mixer tap. Fluorescent strip light/shaver point. Dual flush WC. Part tiled walls. Ceramic tiled flooring. Recess ceiling spotlights. Electric extractor fan. Chrome heated towel rail.

A residents concessionary parking permit enabling the tenant to park at Quay car park between the hours of 15.00 and 10.00am is included.

Services - Mains water, drainage and electric with electric heating and hot water.

Council Tax Band C

Regrettably due to restrictions on the head lease we cannot accept pets.

Local Authority - South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Letting - The property is available to rent on an Assured Periodic Tenancy. All deposits for a property let by Charles Head are held in an approved Tenancy Deposit Scheme. Usual references required.

Viewings strictly by appointment with Charles Head.

Holding Deposit And Tenant Fees - This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their





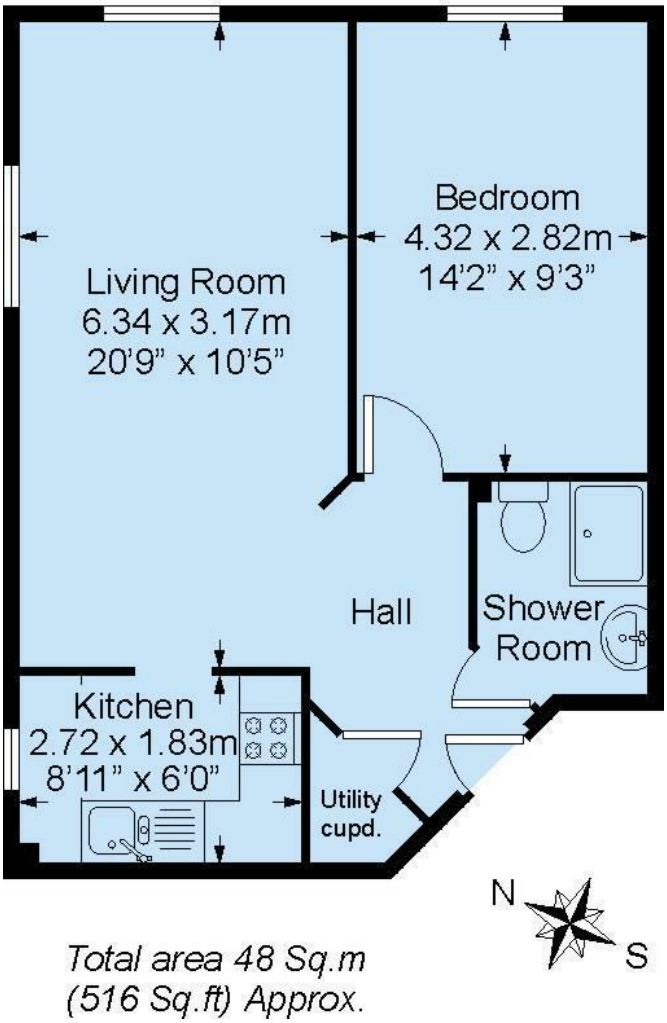
tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Charles Head please refer to the Scale of Tenant Fees available on Charles Head website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

IMPORTANT NOTICE: The information provided is for general guidance purposes and is issued in good faith to offer an overview of the property. These details do not form part of any offer or contract. 1. Descriptions, measurements, and other details are not guaranteed to be accurate and should not be relied upon as factual statements. Tenants must independently verify all information and satisfy themselves. Measurements are approximate and may require confirmation. 2.The condition of the property and its services has not been checked, and no warranties or assurances can be provided by Charles Head or their representatives 3. Photographs included in the listing are for illustrative purposes only and may not depict all parts of the property or its current state. Items shown are not necessarily included in the sale or tenancy unless expressly stated 4. Any mention of modifications, planning permissions, or potential uses of the property does not imply that necessary permissions have been obtained. Interested parties should conduct their own investigations 5.Property descriptions are subjective and reflect opinions intended to give a general impression rather than detailed or definitive statements. For any aspects of particular importance, clarification should be sought before arranging a viewing. Prospective buyers or tenants are strongly advised to confirm availability and book an appointment to view the property before traveling.



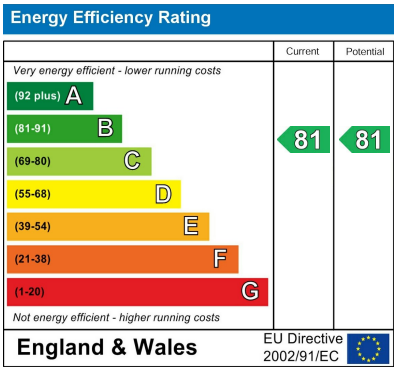


NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.



Total area 48 Sq.m (516 Sq.ft) Approx.





EPC Rating: B Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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