

Let

Phoenix Street, Millbay, Plymouth PL1 3DN



£775 per month

2 bedroom Apartment

- ✓ AVAILABLE IMMEDIATELY
- ✓ Fully Furnished
- ✓ 2 Double Bedrooms
- ✓ 2 Bathrooms
- ✓ Engineered Oak Flooring
- ✓ High Gloss Designer Kitchen
- ✓ Door Entry System
- ✓ Views of Plymouth Sound & Mount Edgecombe



Energy Efficiency Rating		Current	Potential		
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(29-38) F</small> <small>(1-28) G</small> <small>Not energy efficient - higher running costs</small>					
		70	71		
England & Wales		EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential		
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(29-38) F</small> <small>(1-28) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>					
		82	83		
England & Wales		EU Directive 2002/91/EC			

Description

Viewme are delighted to offer this excellently presented 3rd floor apartment for Let.

The accommodation briefly comprises:

Lounge/Kitchen/Dining Room, Family Bathroom, Master Bedroom, En-suite Shower Room, 2nd Bedroom, Balcony.

Location

Cargo 1 is located off Millbay Road (opposite Brittany Ferries entrance), a prime location within walking distance of the City Centre and Hoe seafront.

There are major supermarkets and amenities within a short distance.

The Royal William Yard is within walking distance giving access to trendy bars, restaurants and night life.

Major bus links from the City Centre can take you to anywhere in the city.

Millbay is currently undergoing major regeneration and there will be new facilities available to residents for example, Plymouth Pavilions, Millbay Marina, retail outlets and restaurants.

Third Floor

Kitchen/Lounge/Dining Room - High gloss designer kitchen with white base and eye level units, dark work surface and spot lighting.

Integrated appliances include: Dishwasher, Hob, Oven, Extractor, Fridge and freezer.

Stainless steel sink and drainer with mixer tap.

Dining Area Comprises: wooden extendable table with four chairs.

Lounge Area comprises: 'L' shaped material sofa, large display cabinet with shelving, drawers and cupboards, coffee table and rug.

Floor to ceiling sliding doors leading out onto the balcony overlooking the communal garden and a views of Mount Edgecome, Cornwall and Plymouth Sound.

Engineered oak flooring throughout, Radiators, television and telephone points



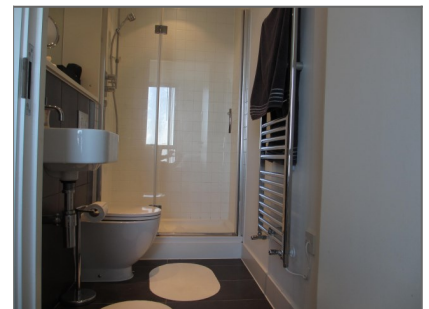
Rear Aspect



Communal Garden



Master Bedroom



En-Suite Shower Room

Master Bedroom - Neutrally decorated double bedroom with fitted wardrobe.

Full length window with views over the communal garden.

Carpet flooring, radiator, television and telephone points.

Furniture includes: Double Bed, large chest of drawers and dressing table with mirror.

En-Suite Shower Room - Partially tiled bathroom with white suite comprising:

Shower cubicle, low level WC, wash hand basin.

Large wall mounted mirror, heated towel rail and shaver point.

Tiled flooring.

Bedroom 2 - Good size Double bedroom with a full length window overlooking the communal garden.

Neutrally decorated with carpet flooring.

Television point, radiator, electrical sockets.

Furniture included comprises: Double Bed, Double Wardrobe, Desk and Chair.

Family Bathroom - Partially tiled family bathroom with white fitted suite comprising:

Bath with shower over, low level WC, wash hand basin, wall mounted mirror, wall mounted heated towel rail, ceiling spotlights and tiled flooring.



Bedroom 2



Bathroom

Administration Fees

Deposit, Month in Advance and Agent fees apply - ask a member of staff for details.

Credit Checking £50 per person (non refundable)

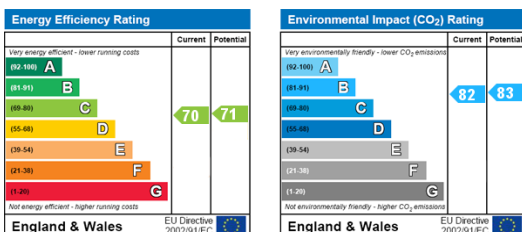
Month Rent in Advance £775.00

Deposit £875.00

Administration Fees including checking, Tenancy Documents and DVD Inventory - £195.00 (non refundable)



Energy Efficiency and Environmental Impact



Additional Information

Council Tax Band: C £1,422.05 per annum 2016/17 (data captured via the Plymouth City Council Web Site)

The property benefits from Gas Central Heating and Double Glazing throughout, along with an Open Plan Living Area with fitted Kitchen, a Balcony with views of the local area. Communal Gardens and Secure Allocated Parking for one vehicle.

Sorry no DSS, HB, LHA or Pets

Non Smokers preferred