



50 Victoria Road  
St Budeaux  
Plymouth, PL5 1RG

01752 54 77 89  
www.viewme.co.uk

Let

Millbay Road, Millbay, Plymouth PL1 3NJ



£775 per month

### 1 bedroom Apartment

- ✓ AVAILABLE FROM 20th December 2021
- ✓ Modern UNFURNISHED City Apartment
- ✓ Finished to a High Specification
- ✓ Modern High Gloss Kitchen
- ✓ Allocated Underground Parking
- ✓ Video Door Entry
- ✓ Balcony with Views Over Plymouth Sound
- ✓ Royal William Yard/Hoe/Barbican Nearby



Energy Efficiency Rating		Current	Potential
Every energy efficient - lower running costs			
A	92-100	83	83
B	81-91		
C	69-80		
D	55-68		
E	49-54		
F	39-48		
G	1-38		
Not energy efficient - higher running costs			
England & Wales E.U. Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	92-100	90	90
B	81-91		
C	69-80		
D	55-68		
E	49-54		
F	39-48		
G	1-38		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales E.U. Directive 2002/91/EC			

## Description

Viewme would urge early viewing of this excellently presented apartment for Let.

This is a one bedroom apartment finished to an extremely high standard. The accommodation briefly comprises:

Communal Entrance via security door, giving access to lift and postal boxes.

From the lift you enter the communal hallway to the apartment door.

Through the door into the entrance hallway with further doors leading to the family bathroom, storage cupboard (incorporating the washer/dryer & boiler), double bedroom, kitchen/reception room which opens out onto the balcony with views of the new marina and onwards to Plymouth Sound and the Eddystone Lighthouse.

## Location

Cargo 2 is located off of Millbay Road (opposite Brittany Ferries entrance), a prime waterside location within walking distance of the City Centre and Hoe seafront.

There are major supermarkets (Lidl & Aldi) and amenities within walking distance.

Royal William Yard is also 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.

## Sixth Floor

**Entrance & Hallway** - From the apartment entrance the hallway gives access to the bathroom, Storage cupboard, housing the boiler and the washer/dryer, All other accommodation is accessed via the hallway.

Power sockets, engineered oak flooring.

**Family Bathroom** - Fully tiled bathroom with White bathroom suite comprising: low level WC, wash hand basin and bath with shower over.

Large wall mounted mirror on the wall above the WC and wash hand basin.

Wall mounted heated towel rail and shaver point.

**Bedroom** - Neutrally decorated double bedroom with fitted wardrobe.



View from Balcony



Reception Area



Bedroom

Triple glazed window with fitted vertical blinds.

Carpet flooring, television socket, wall mounted radiator.

**Kitchen/Reception** - Open plan neutrally decorated Kitchen/Reception room with exceptional views over the marina.

A white, high gloss designer fitted kitchen complete with integral oven, hob, extractor fan, dishwasher and fridge freezer.

Base and eye level units, black work surface with stainless steel sink with mixer tap.

Large triple glazed windows with double glazed sliding patio door leading to double sized balcony which overlooks the new Marina, Drakes Island and Plymouth Sound.

Engineered oak flooring, vertical blinds, television socket, radiator and power points.

**Balcony** - Double Balcony overlooking the Marina accessed via the lounge/dining area with wooden decking high level railing.

Large enough to place an alfresco dining set and lounge chairs.



Bathroom

### Administration Fees

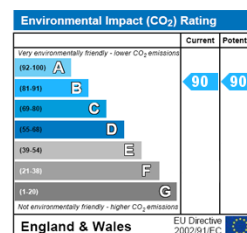
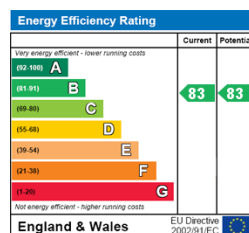
Holding Fee: £170.00 - holds the property whilst undergoing credit checking (t&c's apply)

Rent in Advance: £775.00 (less holding fee if applicable t&c's apply)

Deposit: £890.00 (to be held in the DPS Custodial Scheme)

Tenant's Guide to Services and Fees area available in full on our web site: [www.viewme.co.uk](http://www.viewme.co.uk)

### Energy Efficiency and Environmental Impact



### Additional Information



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Council Tax Band: B - £1,539.93 2021/22 (data obtained from the Plymouth City Council, Council Tax web pages).

Would suit working professionals.

Sorry No Pets

Virtual Tour to Follow

Bills NOT included