



50 Victoria Road
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Plymouth, PL5 1RG

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Let STC

Hobart Street, Millbay, Plymouth PL1 3DG



£950 per month

2 bedroom Apartment

- ✓ Available 1st November 2024
- ✓ 2 Double Bedrooms/2 Bathrooms
- ✓ High Gloss Modern Fitted Kitchen
- ✓ DG & GCH
- ✓ Door Entry System
- ✓ 1 x Allocated Car Parking Space
- ✓ Views Across the Marina & Plymouth Sound
- ✓ Walking distance to Shops & Amenities



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Description

Viewme are delighted to bring to the rental market this well presented two bedroom, 2 bathroom 3rd floor apartment located in Millbay close to the Ferry Port and King Point Marina.

The accommodation briefly comprises:

Entrance Hallway with large double cupboard with shelving and houses a washing machine and boiler.

Master Bedroom with En-Suite Shower Room, Family Bathroom Room, Bedroom 2, Reception Area with patio doors leading onto the balcony with sea views. High Gloss Designer Kitchen with integral appliances.

Location

The property is part of a Cargo award winning development with the new King Point Marina at its heart and Plymouth School of Creative Arts has built its new school nearby.

Millbay is undergoing major regeneration becoming a diverse and thriving community with increased employment opportunities, improved environment and quality of life.

Local shops/supermarkets/Amenities include Aldi, Lidl, KFC, The Union Rooms (public house), several Gyms, The Dock Restaurant, Brittany Ferries Port (France & Spain), Salumi (restaurant). The City Centre, Hoe Shorefront, Royal William Yard & the Barbican are within a short walking distance from the apartment.

First Floor

Entrance Hallway - The neutrally decorated entrance hallway gives access to all living accommodation areas.

Large storage cupboard which houses the washing machine and boiler.

Engineered oak flooring, electrical sockets and radiator.

Reception Area - The open plan reception offers ample space, for dining and living. Double glazed patio doors lead from the living area to the balcony overlooking the Marina, Mount Edgcumbe and Plymouth Sound.

Electrical sockets, television aerial, radiators and engineered oak flooring.



Master Bedroom



En-Suite Shower Room



The Dock Restaurant

Kitchen Area - The kitchen area boasts an attractive high gloss designer kitchen with integrated appliances which includes fridge, freezer, dishwasher, electric hob, oven and extractor.

Ample electrical sockets, main kitchen lighting and under unit lighting.

Engineered oak flooring.

Master Double Bedroom - The bedroom is a good size with fitted wardrobes.

It is neutrally decorated with carpet flooring, electrical sockets, television aerial socket and radiator.

Door Leading into en-suite shower room.

En-Suite Shower Room - Partially tiled shower room 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 fitted wardrobes and large double glazed window.

Neutrally decorated with carpet flooring.

Television point, radiator, electrical sockets.

Bathroom - 3/4 tiled beautifully fitted family bathroom with contemporary white suite comprising:

Full size bath with shower over and wall mounted wash hand basin, Low level WC and heated towel rail.

Tiled flooring.

Balcony - Easterly aspect balcony with double glazed sliding door offering views across the marina, Plymouth Sound and across to Mount Edgumbe.

An ideal space for alfresco dining or an extension to the living room during the Summer months.

Administration Fees

Initial Holding Fee: £200.00 (holds the property whilst undergoing credit checking



Bedroom 2



Bathroom



Plymouth Sound & Lido



Plymouth Hoe



process - amount to be deducted from rent in advance subject to T&C's)

Rent in Advance: £950.00

Deposit: £1,000.00

List of allowable Tenant Fees can be found via our Web Site: www.viewme.co.uk

Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
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92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
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21-38	F		
1-20	G		

Additional Information

Council Tax Band: 'C' - £1,968.77 - 2024/25 (data captured from Plymouth City Council Web site),

Balcony with views of the local area, King Point Marina, Plymouth Sound and Mount Edgcumbe. NB: the development is currently undergoing major works including replacement balcony and patio doors (currently balconies are 'out of bounds' until these works have been completed).

Furniture included includes: 2 x double beds, dining table and four chairs, coffee table, bedside cabinets. THE SOFA & CHAIR are NOT included.

Communal Garden and Allocated Parking.

Would suit working professionals.