

Let

Hobart Street, Millbay, Plymouth PL1 3DG



£740 per month

2 bedroom Apartment

- ✓ 2 Bedroom/2 Bathroom Apartment
- ✓ Available 4th March 2017
- ✓ Engineered Oak Flooring
- ✓ High Gloss Modern Fitted Kitchen
- ✓ Door Entry System
- ✓ Allocated Parking
- ✓ Views Across the Marina & Plymouth Sound
- ✓ Close to City Centre



Energy Efficiency Rating		Current	Potential
Every energy efficient - lower running costs			
104-109	A	83	85
91-103	B		
79-90	C		
69-78	D		
55-68	E		
49-54	F		
15-48	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
102-109	A	88	90
91-101	B		
80-90	C		
70-79	D		
59-69	E		
49-58	F		
17-48	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Description

Early viewing of this well presented two bedroom, 2 bathroom 3rd floor apartment is recommended to avoid disappointment.

Located in Cargo 1 in the City Centre.

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, Barbers, Union Rooms, several Gyms, The Dock Restaurant, Brittany Ferries Port, Rock Salt. The City Centre, Hoe Shorefront, Royal William Yard 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.

Kitchen Area - The kitchen area boasts an attractive high gloss designer



Master Bedroom



En-Suite Shower Room



The Dock Restaurant

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

Holding Fee: £200.00 (deductable from month in advance rental payment if credit checking successful)



Bedroom 2



Bathroom



Plymouth Sound & Lido



Plymouth Hoe

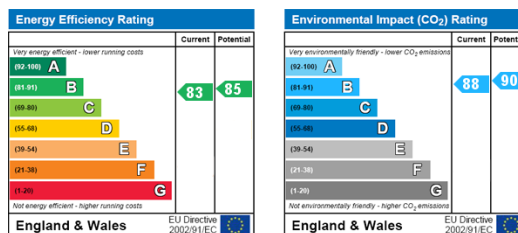


Credit Checking £50.00 per person (non refundable)
Guarantor Credit Checking: £75.00 (non refundable)
Company Credit Checking: £75.00 (non refundable)

Deposit: £840.00
Month in Advance: £740.00 (less holding fee)
Check-in, Tenancy Documentation & DVD Inventory: £195.00 (non refundable)
Company Documents: £250.00

Week-end Check-in: £25.00
Tenancy alterations/Renewal: from £50.00
Tenancy Documentation alterations from: £50.00
Pre-departure check and references: £35.00
Lamp Outage on Departure: £25.00
Return of Overpayment of rent: £25.00

Energy Efficiency and Environmental Impact



Additional Information

The property benefits from Gas Central Heating and Double Glazing throughout.

Balcony with views of the local area, the new marina, Plymouth Sound and Mount Edgumbe.

Communal Gardens and Secure Allocated Parking.

Council Tax Band: C £1,422.05 - 2016/17 (data captured from the PCC Council Tax Web Site)

SORRY NO DSS, LHA OR HOUSING BENEFIT

NO PETS