

Let

Phoenix Street, Millbay, Plymouth PL1 3DN



£850 per month

1 bedroom Apartment

- ✓ AVAILABLE 19th April 2024
- ✓ One Bedroom UNFURNISHED Apartment
- ✓ Modern Kitchen with Integral Appliances
- ✓ One Allocated Parking Space
- ✓ Door Entry System
- ✓ City Centre Location
- ✓ Walking Distance to RWY/Hoe/Barbican
- ✓ Walking Distance to Amenities



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-105	A	83	83
91-101	B		
81-91	C		
71-81	D		
61-71	E		
51-61	F		
1-51	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			
101-105	A	89	89
91-101	B		
81-91	C		
71-81	D		
61-71	E		
51-61	F		
1-51	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Description

This excellently presented Level 1 (2nd floor) apartment located in Cargo 1 in the City Centre is being offered for Rent, early viewing is highly recommended to avoid disappointment. Property available from 19th April 2024.

Accommodation briefly comprises:

Entrance Hallway with 2 large storage cupboards - 1 of which houses a washer dryer. Double Bedroom, Reception Area with fitted High Gloss Kitchen, Bathroom and Balcony.

Location

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

Local facilities and amenities include; City Centre Shops, Local Supermarkets (Lidl, Aldi, One Stop), Royal William Yard with Bars and Restaurants. Plymouth Pavilions, Theatre Royal. GP Surgery at West Hoe, The Dock Restaurant. Local Bus and Train links.

First Floor

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

Two large storage cupboards are located here, one of which houses a washer/dryer.

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.

Vertical Blinds, electrical sockets, television aerial, radiator and engineered oak flooring.

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

The boiler is located within one of the kitchen units.

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

Engineered Oak Flooring.



Reception Area



Bedroom



Bathroom



Communal Gardens



Bedroom - The bedroom is a good size with fitted wardrobes across the entire depth of the room. It is neutrally decorated with carpet flooring, electrical sockets, television aerial socket and radiator.

The double glazed window with fitted vertical blinds gives rise to views over Plymouth City Centre.

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 with vertical blinds offering views across Plymouth City Centre.

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

Administration Fees

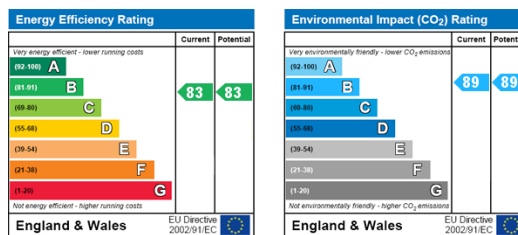
Initial Holding Fee: £190.00 (deducted from month advance if Credit Checking Successful T&C's apply)

£950.00 Deposit

£850.00 Rent Advance (less initial holding fee if applicable T&C's apply)

Our Tenants Guide to Services and Fees can be found on our web site: www.viewme.co.uk

Energy Efficiency and Environmental Impact



Additional Information

Council Tax Band: B £1,722.68 - 2024/25 (data captured from 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.

Working professionals & Non Smoker Preferred