

Let

Hobart Street, Millbay, Plymouth PL1 3DG



£1,100 per month

2 bedroom Apartment

- ✓ AVAILABLE IMMEDIATELY
- ✓ FURNISHED APARTMENT
- ✓ Views Across the Marina & Plymouth Sound
- ✓ 2 Double Bedroom/2 Bathroom Apartment
- ✓ Modern Fitted Kitchen
- ✓ Door Entry System
- ✓ Allocated Parking
- ✓ Close to City Centre



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

Description

Early viewing of this well presented furnished, two bedroom, 2 bathroom 4th floor apartment is recommended.

Accommodation briefly comprises:

Entrance leading to Kitchen area with high Gloss, modern white Kitchen consisting of base and eye level units and dark worksurface. Integral appliances include: washer/dryer, fridge, freezer, dishwasher, oven, hob and extractor.

Master Bedroom with En-Suite Shower Room, Family Bathroom, Bedroom 2,

Reception Area with patio doors leading onto the double balcony with fantastic sea views.

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 new campus.

Millbay is undergoing major regeneration becoming a diverse and thriving community.

Amenities within walking distance include: Adli, Lidl, Pavillions, Theatre Royal and the City Centre.

Royal William Yard is a short walk away as are Plymouth Hoe and the Historic Barbican.

Fourth 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 kitchen with integrated appliances which includes fridge, freezer, dishwasher,



Kitchen Area



View from the Balcony



Master Bedroom



Dining Area

electric hob, oven and extractor.

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

Engineered oak flooring.

Master 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: £250.00 (holds the property whilst undergoing credit checking - T&C's apply)



View from the Front Door



Second Bedroom



Bathroom



Reception Area



Deposit: £1,200.00

Month in advance: £1,100.00 (less holding fee - T&C's apply)

Energy Efficiency and Environmental Impact

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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 Allocated Parking.

Virtual Tour Link: <https://youtu.be/Ngd1Tt7tvz8>

Council Tax Band: C £1,749.92 2021/22 (data captured from the PCC Council Tax Web Site)