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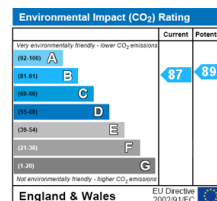
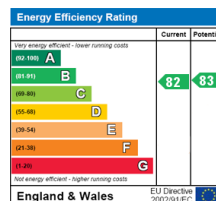
Hobart Street, Millbay, Plymouth PL1 3DG



**£900 per month**

## 2 bedroom Apartment

- ✓ Available IMMEDIATELY
- ✓ City Centre Location
- ✓ Modern Fitted Kitchen
- ✓ 2 Double Bedrooms
- ✓ 2 Bathrooms
- ✓ Views of the Sea from the Balcony
- ✓ Door Entry System
- ✓ Allocated Off Road Parking



## Description

This excellently presented apartment has returned to the rental market and is available immediately. Located in the Cargo 1 Development in the City Centre, early viewing is recommended to avoid disappointment.

Accommodation briefly comprises:

Entrance Hallway with a utility cupboard - which houses a washing machine and boiler. A second smaller cupboard is used for storage.

Master Bedroom with En-Suite Shower Room, Reception Area with modern fitted Kitchen, Family Bathroom, 2nd Double Bedroom, Balcony and allocated parking space.

## Location

The property is part of the Cargo development with the King Point Marina at its heart and Plymouth School of Creative Arts' Campus nearby.

Royal William Yard, the City Centre, The Hoe and Barbican areas are all within walking distance of this property.

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

## Second Floor

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

Large storage cupboard which houses the washer/dryer and boiler and a second built in cupboard for additional storage.

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.

Electrical sockets, television aerial, radiators and engineered oak flooring

**Kitchen Area** - The open plan kitchen area boasts an attractive high gloss Island Kitchen with integrated appliances including fridge, freezer, dishwasher, electric hob, oven and extractor.

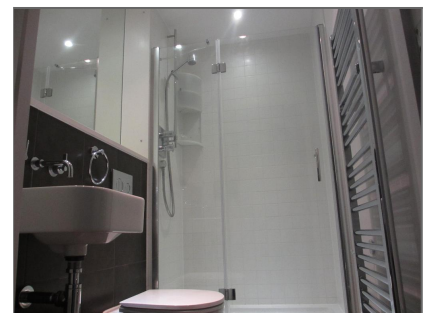
Ample electrical sockets, main kitchen lighting and under unit lighting.



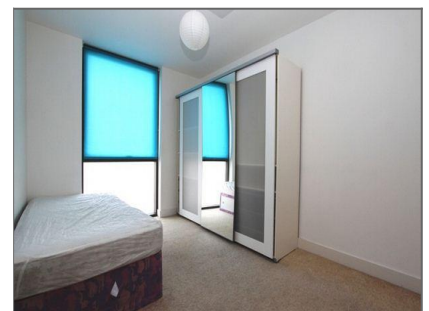
Lounge Area



Master Bedroom



En-Suite



Bedroom 2



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St Budeaux  
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[www.viewme.co.uk](http://www.viewme.co.uk)

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 large double glazed window.

Neutrally decorated with carpet flooring.

Television point, radiator, electrical sockets.

**Bathroom** - 3/4 tiled 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 King Point Marina and Plymouth Sound.

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



Master Bathroom



Communal Gardens



Front Aspect of Property

### Administration Fees

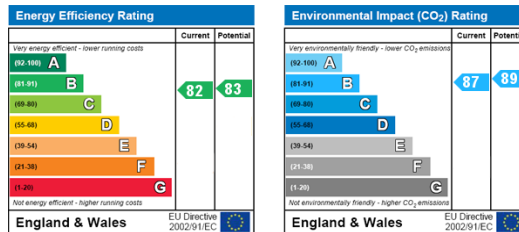
Initial Holding Fee: £200.00 (holds the property whilst undergoing credit checking process). The fee will be deducted against first month's rent payment - T&C's apply.

One Month's rent in advance: £900.00 (less Initial Holding Fee - T&C's apply)

Deposit: £1,000.00 to be held in the Deposit Protection Service



## Energy Efficiency and Environmental Impact



## Additional Information

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

Communal Gardens and Underground Allocated Parking.

Council Tax Band: C