

Sold

Phoenix Street, Millbay, Plymouth PL1 3DN



£129,950

1 bedroom Apartment

- ✓ Modern One Bedroom Apartment
- ✓ High Gloss Modern Kitchen
- ✓ Underground Allocated Parking
- ✓ Ideal Buy to Let Investment
- ✓ Door Entry System
- ✓ City Centre Location
- ✓ Views over Plymouth Sound
- ✓ Close to Shops and Amenities



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(58-68)	E		
(46-57)	F		
(35-45)	G		
Not energy efficient - higher running costs		81	83

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(58-68)	E		
(46-57)	F		
(35-45)	G		
Not environmentally friendly - higher CO ₂ emissions		87	88

England & Wales EU Directive 2002/91/EC

Description

This excellently presented Level 3 apartment located in Cargo 1 in the City Centre is being offered for Sale, early viewing is highly recommended.

Accommodation briefly comprises:

Entrance Hallway with 3 storage cupboards, one houses the boiler, another contains a washer dryer.

Double Bedroom, Kitchen/Reception Area with fitted High Gloss Kitchen, Family Bathroom and Balcony.

Location

The property is part of a Cargo award winning development with the new King Point Marina at its heart.

The building of the new Plymouth School of Creative Arts Campus has commenced and is now taking students.

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

Local facilities and amenities include; Shops, Supermarkets, Pubs, Restaurants and local Bus and Train links. There is also a selection of Primary and Secondary Schools within the local area.

Third Floor

Entrance Hallway - 15' 10" x 4' 9" (4.85m x 1.47m) The neutrally decorated entrance hallway gives access to all living accommodation areas.

Three storage cupboards are located here, one of which houses the boiler, another a washer dryer, the third could be shelved and used as an airing cupboard.

Engineered oak flooring, electrical sockets and radiator.

Reception Area - 14' 9" x 12' 3" (4.5m x 3.74m) The open plan reception offers ample space for dining and living. Double glazed patio doors lead from the living area onto the balcony.

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

Kitchen Area - 6' 10" x 8' 0" (2.11m x 2.46m) The 'L' shaped kitchen area boasts



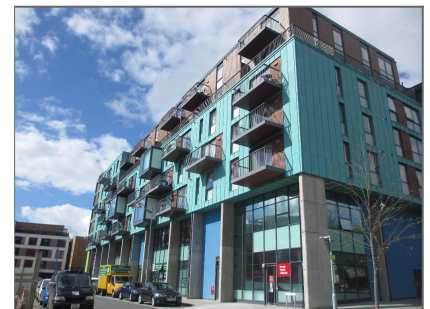
Bathroom



Reception Area



Communal Garden



Cargo Building

an attractive white high gloss kitchen with integrated appliances which include a fridge with small freezer compartment, dishwasher, electric oven, hob and extractor.

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

Engineered Oak Flooring.

Bedroom - 10' 7" x 10' 9" (3.25m x 3.3m) The neutrally decorated bedroom is a good size with a double fitted wardrobe.

Carpet flooring, electrical sockets, television aerial socket and radiator.

The double glazed window offers views towards Plymouth Sound.

Bathroom - 5' 6" x 6' 10" (1.7m x 2.1m) The bathroom is 3/4 tiled and has a beautifully fitted contemporary white suite comprising:

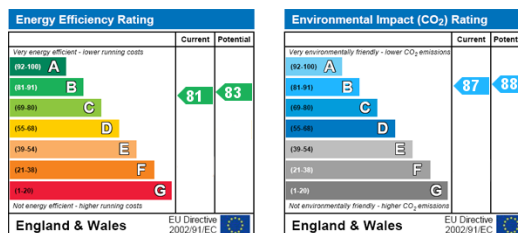
Full size bath with shower over, wall mounted wash hand basin, Low level WC and heated towel rail.

Shaver socket, large wall mounted mirror and tiled flooring.

Balcony - Step out from the double glazed patio doors onto the balcony with views over the communal garden, Mount Edgumbe, Plymouth Sound and Drakes Island.

The balcony is an ideal extension to the living area and is made for alfresco dining in the Summer months.

Energy Efficiency and Environmental Impact



Additional Information

The allocated parking space is a space on its own and is large enough for a larger than normal vehicle.

Council Tax Band: B £1,196.12 2014/15 (data captured from Plymouth City Council web site)

Ground Rent: £150.00 per annum

Service Charge: £1,291.24 per annum

Lease: 244 Years

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 communal garden, Plymouth Sound, Mount Edgumbe and Drakes Island.



50 Victoria Road
St Budeaux
Plymouth, PL5 1RG

01752 54 77 89
www.viewme.co.uk

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Tenure - Viewme have not had sight of the Title documents and the buyer is advised to obtain verification from their Solicitor or Surveyor. You are advised to contact the local authority for Council Tax information.