

Let

Phoenix Street, Millbay, Plymouth PL1 3DN



**£850 per month**

### 1 bedroom Apartment

- ✓ AVAILABLE 12 April 2024
- ✓ Modern 4th Floor Apartment
- ✓ UNFURNISHED
- ✓ High Gloss Fitted Kitchen
- ✓ Allocated Underground Parking
- ✓ Door Entry System
- ✓ Views of Plymouth Sound & Drakes Island
- ✓ DG & GCH



Energy Efficiency Rating		Current	Potential
Every energy efficient - lower running costs			
A	92-100	81	83
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	25-38		
G	1-24		
Not energy efficient - higher running costs			
England & Wales E.U. Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	92-100	87	88
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	25-38		
G	1-24		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales E.U. Directive 2002/91/EC			

## Description

This excellently presented Level 3 apartment located in Millbay in the City Centre is being offered for Let, 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.



Living Space

## Location

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

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

Local facilities and amenities include; Shops (City Centre), Supermarkets, Royal William Yard (Bars, Restaurants), local Bus and Train links.



Bedroom

## Fourth Floor

**Entrance Hallway** - The entrance hallway accommodates three storage cupboards, one of them is a double cupboard which houses the washer/dryer. The two other cupboards are single, one housing the boiler the other a hanging rail for coats and additional clothing.

The hallway is large enough for a storage unit/cabinet.

Engineered Oak flooring, telephone and electrical sockets.

**Kitchen Area** - The white 'L' shaped, high gloss kitchen is located towards the rear of the living accommodation.

Integral appliances include: Dishwasher, Fridge with small freezer compartment, Oven, Hob and Extractor Fan.

Many eye level and base units with dark roll top work surface. plenty of electrical sockets and under unit lighting.

**Lounge/Dining Area** - 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.



Bathroom



Communal Garden

**Bathroom** - 3/4 tiled, bathroom with white suite comprising:

Low level WC, wall mounted wash hand basin and bath with shower over.

Large wall mounted mirror, shaver socket, tiled flooring and heated towel rail.

**Bedroom** - Good sized double bedroom neutrally decorated with double fitted wardrobe.

Double glazed window over looking the balcony and views of Plymouth Sound.

Carpet Flooring, wall mounted radiator, television socket and electrical sockets.

**Balcony** - South Easterly facing Balcony with views across to Plymouth Sound, Mount Edgumbe and Drakes Island.

Ideal for alfresco dining or watching the sun go down with a glass of something special.



View from Balcony



The Dock Restaurant

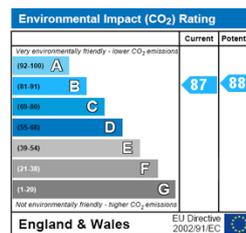
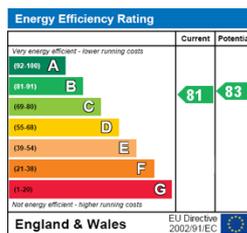
**Administration Fees**

Initial Holding Fee: £190.00 (to be deducted from rent in advance if applicable T&C's apply)

Deposit £950.00

Rent in advance: £850.00 (less Initial Holding Fee if applicable T&C's apply)

**Energy Efficiency and Environmental Impact**



**Additional Information**

If you make an enquiry about this property via OntheMarket, please look out for an email from us - check SPAM.

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