

Let STC

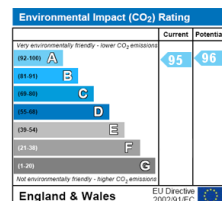
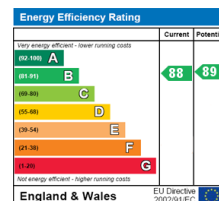
Brittany Street, Millbay, Plymouth PL1 3FN



**£1,100 per month**

## 2 bedroom Apartment

- ✓ AVAILABLE Mid August 2023
- ✓ VIEWS of Plymouth Sound
- ✓ Furnished Apartment
- ✓ Two Double Bedrooms/2 Bathrooms
- ✓ Video Door Entry
- ✓ Double Balcony
- ✓ Allocated Parking Space
- ✓ Close to City Centre/Royal William Yard



## Description

Viewme are delighted to re-introduce this 2 bedroom, 2 bathroom apartment located in the highly sought after Millbay area for rent.

The accommodation briefly comprises:

Communal main entrance to lift and stairwell area.

From the lift, you enter the communal hallway, through two doors to main entrance of the apartment.

The apartment itself comprises:

Entrance Hallway, Main Reception area comprising Lounge, Dining Area, Kitchen and Balcony.

Bedroom 2, Bathroom, Master Bedroom with En-suite shower room.

## Location

Phoenix Quay is located off Millbay Road, a prime location within walking distance of the City Centre and Hoe seafront.

There are major supermarkets and amenities within a short distance.

The Royal William Yard is within walking distance giving access to trendy bars, restaurants and night life.

Major bus links from the City Centre can take you to anywhere in the city.

Millbay is currently undergoing major regeneration and there are new facilities available to residents for example, King Point Marina, The Dock (Bar and Restaurant) & The Primary Arts School.

Other facilities to come include retail a new Plymouth Pavilion, shopping outlets, bars and restaurants

## Second Floor

**Entrance Hallway** - Large entrance hallway, with access to all living accommodation.

Feature wall mounted mirror, modern storage, electrical sockets and wooden flooring.

**Kitchen/Lounge/Dining Area** - The floor to ceiling double glazed picture



Kitchen



Kitchen



Hallway



Lounge Area



50 Victoria Road  
St Budeaux  
Plymouth, PL5 1RG

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

windows draw you into the reception area with stunning views of King Point Marina, Drakes Island, Mount Edgcumbe and towards the Eddystone Lighthouse.

A double balcony gives you the option to entertain alfresco with views as mentioned above or towards the City Centre.

Furnished with two seater reclining sofa, dining table and chairs, coffee/occasional table, storage units. Bespoke ornaments are also included and adorned around the room.

The reception area has wooden flooring, radiators, television point and a feature fireplace.

The kitchen runs along the back wall and includes an integral oven, hob, extractor fan and washer/dryer. There is also a stand alone fridge/freezer, microwave, toaster and kettle. Cutlery, plates, cups and glasses are also included.

Bespoke ceiling lighting gives as much or as little lighting as the mood takes you.

**2nd Bedroom** - This room is a small double or large single bedroom, Currently used as a study.

With a double glazed window to the side aspect of the property, wooden flooring, radiator and electrical sockets.

The Furniture included is: Wardrobe, bean bag seat, desk and chair.

**Bathroom** - Beautifully tiled bathroom comprising white low level WC, wash hand basin and bath.

Large wall mounted mirror and shaver point.

**Master Bedroom** - Tastefully decorated large double bedroom with window to the side aspect of the property.

Double bed, wardrobe, bedside cabinet, chest of drawers and tasteful decorative ornaments adorn this room.

Wooden flooring, radiator, electrical and television point.

**En-Suite Shower Room** - Good size en-suite comprising white low level WC, wash hand basin and shower cubicle.

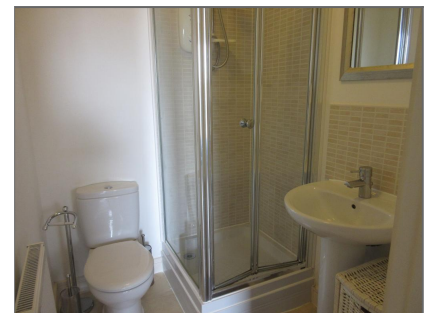
Cushion flooring, mirror.



Lounge/Dining Area



Master Bedroom



En-Suite



2nd Bedroom



## Exterior

**Double Balcony** - Stunning views of King Point Marina, Drakes Island, Mount Edgumbe and towards the Eddystone Lighthouse.

## Administration Fees

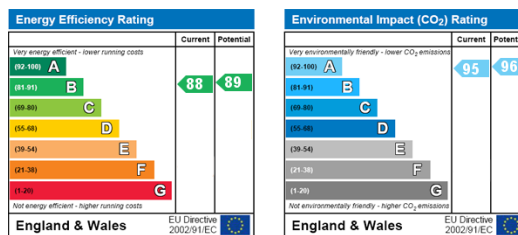
Initial Holding Fee: £250.00 (deductible from rent in advance T&C's apply)

Deposit: £1260.00 (held with the Deposit Protection Service)

Rent in advance: £1,100.00 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](http://www.viewme.co.uk)

## Energy Efficiency and Environmental Impact



## Additional Information

The heating provided in the apartment is via an ultra modern energy efficient heat exchange system.

Communal Lockable Bike Shed

Council Tax: 'C' - £1,876.95 - 2023/24 (data captured from Plymouth City Council Web Site)

No Pets