

Let

Phoenix Street, Millbay, Plymouth PL1 3DN



£725 per month

2 bedroom Apartment

- ✓ AVAILABLE IMMEDIATELY
- ✓ Balcony with Sea & City Views
- ✓ Modern 2 Bed 2 Bathroom Apartment
- ✓ High Gloss Fitted Kitchen
- ✓ Close to City Centre
- ✓ Allocated Parking
- ✓ Door Entry System
- ✓ Close to Shops and Amenities



Energy Efficiency Rating		Current	Potential
Every energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (29-38)			
G (1-28)			
Not energy efficient - higher running costs			
England & Wales		83	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A (81-100)			
B (69-80)			
C (55-68)			
D (39-54)			
E (29-38)			
F (1-28)			
G (1-28)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		88	89
EU Directive 2002/91/EC			

Description

This excellently presented 4th floor apartment is available for Rent. Located in Cargo 1 in the City Centre, early viewing is recommended to avoid disappointment.

Accommodation briefly comprises:

Entrance Hallway with 2 large cupboards - 1 of which houses a washer dryer. Master Bedroom with en-suite bathroom, Reception Area with fitted High Gloss Designer Kitchen, Family Shower Room, Bedroom 2 and Triple Balcony.

If you are interested in renting this property our fees are as follows:

<http://bit.ly/1N1jfT3>

Location

The property is part of a Cargo award winning development with the new King Point Marina at its heart and the recent development of the Plymouth School of Creative Arts Campus.

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

Major shops and amenities are close by comprising: Aldi, Lidl, GP Surgery, Pharmacy, City Centre Shops, The Dock Restaurant naming but a few.

Fourth Floor

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 over looking the city.

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 with small freezer compartment, dishwasher, electric hob, extractor and electric oven.

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

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

Two large storage cupboards are located here, one of which houses the



Master Bedroom



Bedroom 2



Reception Area



En-Suite Bathroom

washer/dryer.

Engineered oak flooring, electrical sockets and radiator.

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.

Master Double Bedroom - The bedroom is a good size with fitted wardrobes across the entire depth of the room.

It is neutrally decorated with carpet flooring, electrical sockets, television aerial socket and radiator.

En-Suite 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.

Bedroom 2 - Good size Double bedroom with a full length window overlooking the communal garden.

Neutrally decorated with carpet flooring.

Television point, radiator, electrical sockets.

Balcony - Easterly aspect balcony with double glazed sliding door offering views across Plymouth City Centre.

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

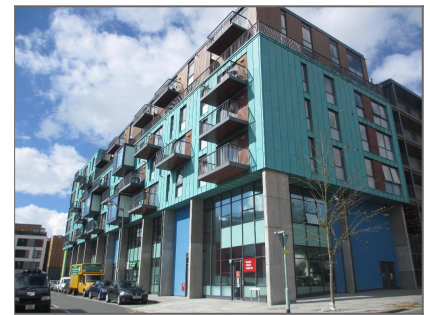
Administration Fees

If you are interested in renting this property our fees are as follows:

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Shower Room



Cargo Building

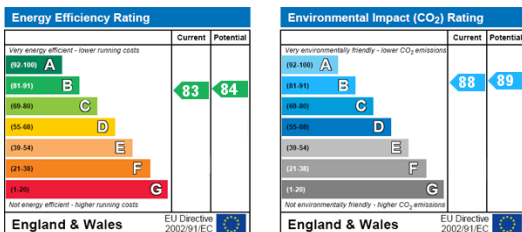


Communal Garden





Energy Efficiency and Environmental Impact



Additional Information

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

Triple Balcony with views of the local area and across the City.

Communal Gardens and Gated Allocated Parking.

Council Tax Band: C £1,340.32 2015/16 (data captured from the PCC Council Tax Web Site)