

Let

Hobart Street, Millbay, Plymouth PL1 3DG



£995 per month

2 bedroom Apartment

- ✓ Penthouse Apartment
- ✓ Views Across the Marina & Plymouth Sound
- ✓ Available Immediately
- ✓ 2 Double Bedrooms & 2 Bathrooms
- ✓ Modern High Gloss Fitted Kitchen
- ✓ Allocated Parking
- ✓ Engineered Oak Flooring
- ✓ Close to City Centre



Energy Efficiency Rating		Current	Potential
Every energy efficient - lower running costs			
102-105	A		
91-95	B		
82-90	C		
73-81	D		
65-72	E		
55-64	F	61	63
45-54	G		
Not energy efficient - higher running costs			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
102-105	A		
91-95	B		
82-90	C		
73-81	D	77	78
65-72	E		
55-64	F		
45-54	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

Description

Early viewing of this well presented two bedroom, 2 bathroom Penthouse apartment is recommended to avoid disappointment.

Accommodation briefly comprises:

Entrance Hallway with a cupboard which houses a washer/dryer and boiler.

Master Bedroom with En-Suite Shower Room, Family Bathroom Room, Bedroom 2, Reception Area with patio doors leading onto the decking area with sea views. High Gloss Designer Kitchen with integral appliances.

Fees

Deposit: £1,095.00

Month in Advance: £995.00

Administration Fees (Check-in & Documents) - £195.00

Credit Checking Fee: £50 per person

Location

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

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

Situated within minutes of the development are major supermarkets, Aldi and Lidl, Plymouth Pavilions is within a five minute walk. The annual Fireworks Championship can be viewed from the private decking area of the property.

Royal William Yard with it's thriving bars and restaurants can be accessed via car in 5 minutes or by foot within 15 minutes.

Fourth Floor

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

Large storage cupboard which houses the washing machine and boiler.

Engineered oak flooring, electrical sockets and wall mounted radiator.

Reception Area - The open plan reception offers ample space, for dining and living.



Reception Area



View from the Balcony



Balcony



Plymouth Sound & Lido Nearby

Furnished reception area comprising of:

Furniture includes: Dining table and four chairs, flat screen television, sideboard, Sofa, Lamps & an unusual Rug.

Double glazed patio doors lead from the living area to the balcony overlooking the Marina, Drakes Island, Mount Edgcumbe and Plymouth Sound.

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

Kitchen - The U shaped kitchen area boasts an attractive modern high gloss kitchen with integrated appliances which includes fridge, freezer, dishwasher, electric hob, oven and extractor.

Base and eye level units with dark roll top work surface. Stainless steel sink with mixer tap. Ample electrical sockets, main kitchen lighting and under unit lighting.

Engineered oak flooring.

Master Bedroom - The bedroom is a good size with wall to wall fitted wardrobes and comprises of:

Double bed & wall mounted flat screen T.V,

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

Door Leading into en-suite shower room.

Furniture includes: Double bed.

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 and large double glazed window looking out to the North of the City.

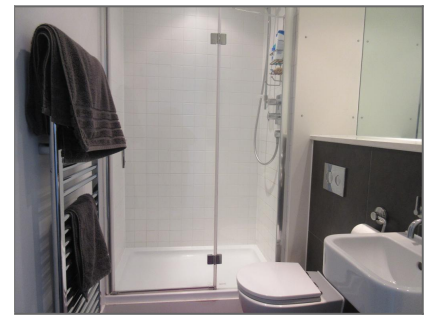
Neutrally decorated with carpet flooring.

Television point, radiator, electrical sockets.

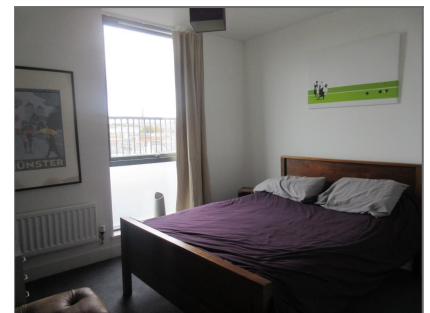
Furniture includes: Double bed, wall unit, large chest of drawers.



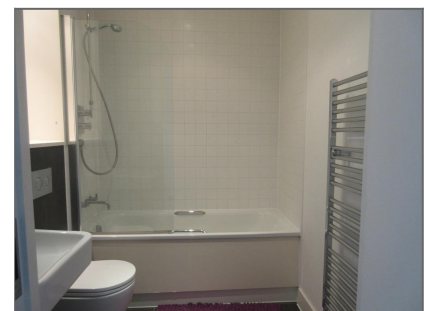
Master Bedroom



En-Suite Shower Room



Bedroom 2



Bathroom



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.

Balcony - Easterly aspect balcony with double glazed sliding door offering views across the marina, Plymouth Sound and across to Mount Edgumbe.

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

Administration Fees

Credit Checking Fee: £50.00 per person (non refundable)

Holding Fee: £200.00 (deducted from month in advance is credit checking successful)

Deposit: £1,095.00

Month in Advance: £995.00 (less holding fee)

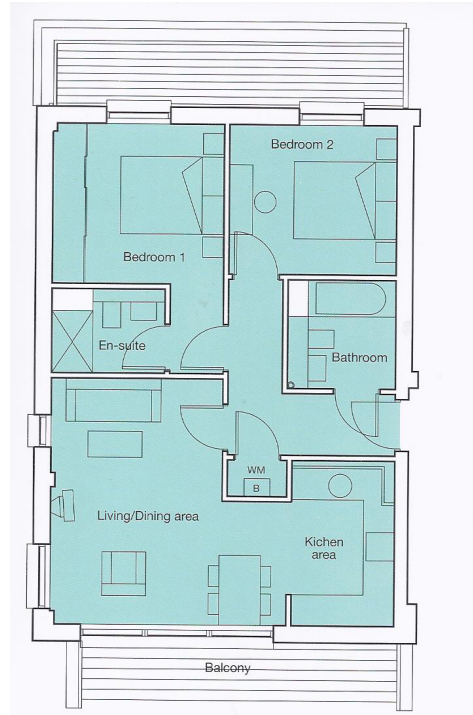
Check in, Tenancy Documents, DVD Inventory: £195.00 (non refundable)

Check-out and Referencing - £35.00

Lamp Outage upon Departure - £25.00

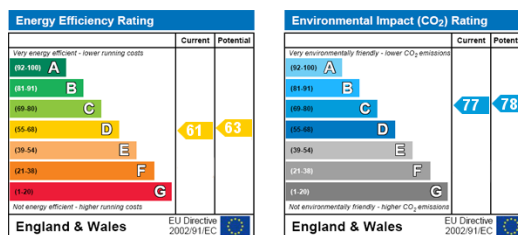
Tenancy Renewal Documents - £50.00

Floorplans



Floorplan

Energy Efficiency and Environmental Impact



Additional Information

Ideal as a Corporate rental property.

Council Tax Band: C £1,422.05 2016/17 (data captured from the PCC Council Tax Web Site)

SORRY NO DSS, LHA OR HOUSING BENEFIT

NO PETS