

Let

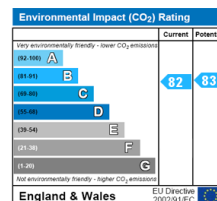
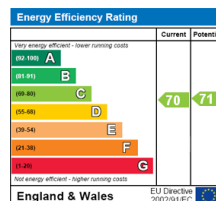
Phoenix Street, Millbay, Plymouth PL1 3DN



**£750 per month**

## 2 bedroom Apartment

- ✓ City Centre Location
- ✓ Allocated Parking Space
- ✓ Two Bedrooms
- ✓ Two Bathrooms
- ✓ Walking Distance to Shops & Amenities
- ✓ Close to Royal William Yard
- ✓ Close to City Centre
- ✓ More Photographs to Follow





### Description

Viewme are delighted to offer this excellently presented 2nd floor apartment for Let from 19th May 2018.

The accommodation briefly comprises:

Lounge/Kitchen/Dining Room, Family Bathroom, Master Bedroom, En-suite Shower Room, 2nd Bedroom, Balcony.

### Location

Cargo 1 is located off Millbay Road (opposite Brittany Ferries entrance), 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 will be new facilities available to residents for example, Plymouth Pavilions, Millbay Marina, retail outlets and restaurants.



Communal Gardens



The Dock Restaurant Nearby

### Third Floor

**Entrance Hallway** - Through the front door into the hallway, leading to all areas of living accommodation with engineered oak flooring, double storage cupboard housing the washer/dryer.

**Kitchen Area** - High gloss modern kitchen with white base and eye level units, dark work surface and spot lighting.

Integrated appliances include: Dishwasher, Hob, Oven, Extractor, Fridge and freezer.

Stainless steel sink and drainer with mixer tap.

**Living/Dining Area** - Dining Area large enough for a good size dining table and chairs.

Lounge Area comprises: Floor to ceiling sliding doors leading out onto the balcony overlooking the communal garden and a views of Mount Edgecome, Cornwall and Plymouth Sound.

Engineered oak flooring throughout, Neutrally decorated, wall mounted radiators, television and telephone points

**Master Bedroom** - Neutrally decorated double bedroom with fitted wardrobe.

Full length window with views over the communal garden.



Carpet flooring, radiator, television and telephone points.

**En-Suite Shower Room** - Partially tiled bathroom with white suite comprising:

Shower cubicle, low level WC, wash hand basin.

Large wall mounted mirror, heated towel rail and shaver point.

Tiled flooring.

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

Neutrally decorated with carpet flooring.

Television point, radiator, electrical sockets.

**Family Bathroom** - Partially tiled family bathroom with white fitted suite comprising:

Bath with shower over, low level WC, wash hand basin, wall mounted mirror, wall mounted heated towel rail, ceiling spotlights and tiled flooring.

#### Administration Fees

Fees apply:

Credit Checking £50 per person (non refundable)

Company Credit Checking £75 (non refundable)

Month Rent in Advance £750.00

Deposit £850.00

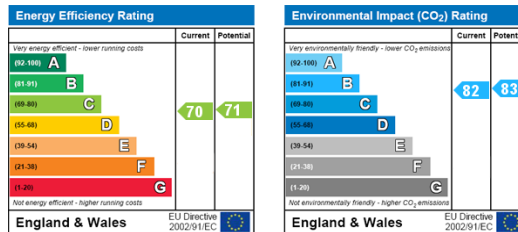
Administration Fees including checking, Tenancy Documents and DVD Inventory - £195.00 (non refundable)

Company Tenancy Documentation: £250.00 (non refundable)

A Tenants Guide to all our fees can be found on our web site: [www.viewme.co.uk](http://www.viewme.co.uk)



## Energy Efficiency and Environmental Impact



## Additional Information

Council Tax Band: C £1,480.28 per annum 2018/19 (data captured via the Plymouth City Council Web Site)

The property benefits from Gas Central Heating and Double Glazing throughout, along with an Open Plan Living Area with modern fitted Kitchen and a Balcony with views of the Communal Gardens. Allocated Parking for one vehicle.

Sorry no DSS, HB, LHA or Pets

Non Smokers preferred