

Let

Phoenix Street, Millbay, Plymouth PL1 3DN



**£625 per month**

## 1 bedroom Apartment

- ✓ AVAILABLE IMMEDIATELY
- ✓ Unfurnished One Bedroom Apartment
- ✓ Modern Fitted Kitchen
- ✓ Good Size Double Bedroom
- ✓ Balcony with Views of Plymouth Sound
- ✓ DG and GCH
- ✓ Shops & Amenities Nearby
- ✓ City Centre 5 Minute Walk Away



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>101-105 A</p> <p>91-100 B</p> <p>81-90 C</p> <p>71-80 D</p> <p>61-70 E</p> <p>51-60 F</p> <p>1-50 G</p> <p>Not energy efficient - higher running costs</p>			
		85	87
<p>EU Directive 2002/91/EC</p>			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>101-105 A</p> <p>91-100 B</p> <p>81-90 C</p> <p>71-80 D</p> <p>61-70 E</p> <p>51-60 F</p> <p>1-50 G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
		85	86
<p>EU Directive 2002/91/EC</p>			

## Description

Viewme are delighted to offer this excellently presented 5th floor apartment for Rent, located in Cargo 1 in the City Centre, early viewing is recommended to avoid disappointment.

Accommodation briefly comprises:

Entrance Hallway with storage cupboards - 1 of which houses a washer dryer. Double Bedroom, with built in wardrobe, Reception Area with fitted High Gloss modern Kitchen, Family Bathroom and Balcony with views of Plymouth Sound on onward to Mount Edgcumbe.

## 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.

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

The property is close (within walking distance) of The Historic Barbican, Plymouth Hoe & Sea Front, City Centre, Royal William Yard and access via boat journey to Mount Edgcumbe from Stonehouse.

## Fifth Floor

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

Two storage cupboards are located here, one of which houses the washer/dryer.

Boiler Cupboard (Worcester Bosch).

Engineered oak flooring, electrical sockets and wall mounted radiator.

**Double Bedroom** - The bedroom is a good size with fitted wardrobe.

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

The double glazed window gives rise to views towards Plymouth Sound & Mount Edgcumbe.



Lounge Area



Double Bedroom



Family Bathroom



Entrance Hallway

**Kitchen/Lounge/Dining Area** - The kitchen area boasts an attractive high gloss 'L' shaped kitchen with integrated appliances which includes fridge with small freezer compartment, dishwasher, electric hob, extractor, electric oven and stand alone fridge/freezer.

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

The open plan reception offers ample space, for dining and living. Double glazed patio doors lead from the living area to the balcony.

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

**Family Bathroom** - A half 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** - South West facing aspect covered balcony with double glazed sliding door offering sea views and views across to Mount Edgcombe and the hills of Cornwall.

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

#### Administration Fees

Holding Fee: £200.00 (deducted from rent in advance if credit checking successful)

Credit Checking: £50pp (non-refundable) £75 Guarantor

Month in Advance: £625.00 less holding fee

Deposit: £775.00

Tenancy Documents & Inventory: £195.00 (non-refundable)

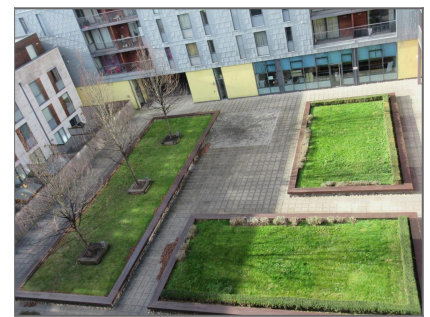
Return of overpayment of rent: £25.00

Blown Light Bulbs on departure from £25.00

Our Tenant Guide to Services and Fees can be found on our web site:  
[www.viewme.co.uk](http://www.viewme.co.uk)



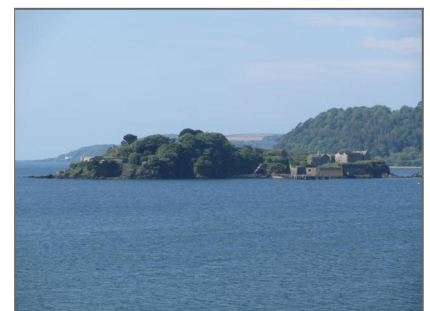
View from the Balcony



Communal Garden



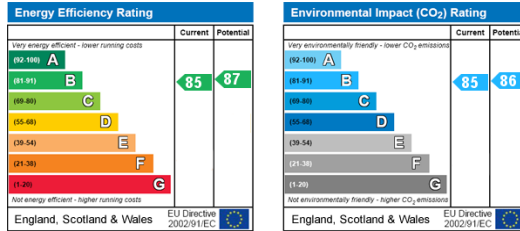
Plymouth Hoe & Smeaton's Tower



Drake's Island in Plymouth Sound



## Energy Efficiency and Environmental Impact



## Additional Information

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

Council Tax Band: 'B' £1,355.41 - 2018/19 (data captured from PCC Council Tax Web Site)

Communal Gardens, bike storage, bin store.

SORRY NO PETS