



Apartment 28, Cargo,  
8 Hobart Street, Millbay, Plymouth, Devon, PL1 3DG



# Asking Price £210,000



An attractive Third Floor Apartment located on the western elevation in the award-winning development known as 'Cargo'. Cargo is situated in the heart of Millbay, that's within walking distance to King Point Marina, Plymouth City Centre, The Hoe and the historic Barbican. From Hobart Street a security-controlled entrance door leads into the inner entrance foyer with postal boxes for all apartments, lift & stairs to all floors, and access to the communal garden and car park.

On the third floor landing the apartment is of a short distance from the lift, with the front door leading into an inner entrance hall. The west facing open plan reception room features 'floor to ceiling' windows with sliding patio door's opening onto the balcony, which enjoys an open aspect over the communal garden and a partial view over Plymouth Sound.

The kitchen comprises a number of integrated appliances including under counter fridge, freezer, dishwasher, oven and hob.

The master bedroom is of a good size and offers ample space for a double bed and built-in wardrobes. The en-suite comprises an enclosed double shower with wall mounted hand basin, low level w.c., heated towel rail, large mirror and tiled floor.

The guest bedroom also benefits from built-in wardrobes and offers plenty of space for a double bed. The family bathroom is fitted with a bath and shower over, wall mounted sink, low level w.c., mirror, heated towel rail and tiled floor. A useful cupboard in the hall houses a washing machine, and a Worcester boiler servicing the heating and hot water system.

There is 1 allocated parking space, that is situated in the underground, secured gated car park.

## LEASE INFORMATION

We understand the apartment is held on Lease with 234 years remaining and subject to a service charge of approximately £2,464 per year. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

## AGENTS NOTE

We understand that the Cargo development has an EWS1, which can be verified.

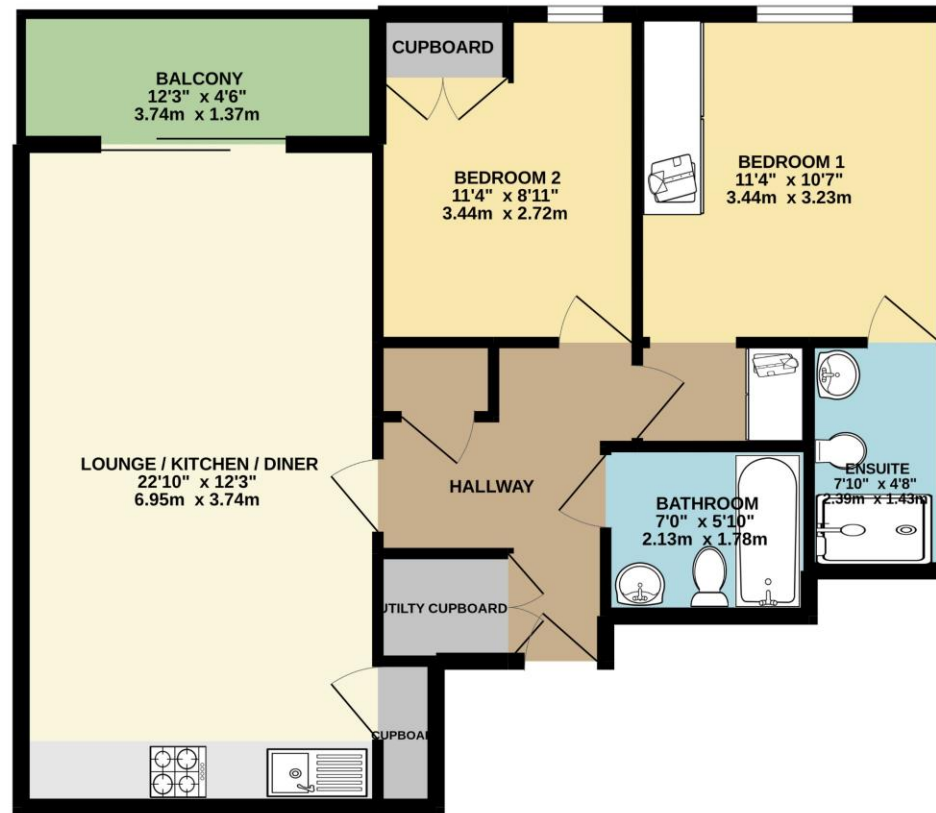


To view this property call Lang Town & Country Estate Agents on **01752 200909**.





THIRD FLOOR APARTMENT  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (64.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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