



Flat 34 Cargo, 12 Hobart Street, Millbay, Plymouth, Devon, PL1 3DG



Guide Price £170,000

Lang Town & Country are delighted to present to the market this attractive first floor apartment located in Cargo.

Situated in the heart of Millbay, close to the King Point Marina and within walking distance of 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 and stairs to all floors and the car park located under the building. The development is set on a quadrant around an internal residents' garden.

On the first floor landing the apartment is located a short distance from the lift with front door leading into the open plan living area. The open plan reception room features 'floor to ceiling' window with sliding patio door opening onto the balcony which enjoys an open aspect and views of the residents communal gardens.

The kitchen comprises a number of integrated appliances including under counter fridge, freezer, dishwasher, gas oven, hob and a range of wall and base mounted units. The master bedroom is of a good size and offers ample space for double bed with built-in wardrobe. The en-suite comprises an enclosed shower with wall mounted hand basin, low level w.c., heated towel rail, large mirror and tiled floor. There is also guest double bedroom. The family bathroom offers bath with shower over, wall mounted sink, Low Level w.c., mirror, heated towel rail and tiled floor.

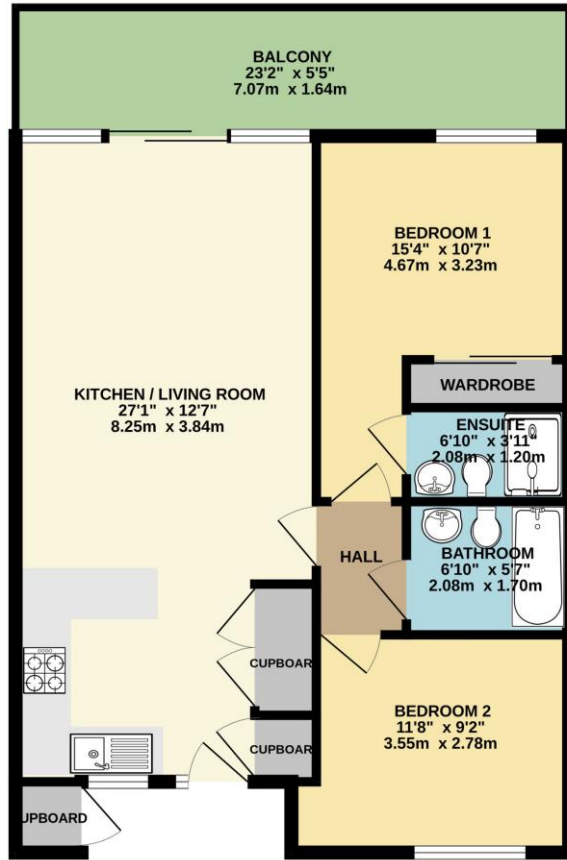
We understand the apartment is held on Lease with 233 years remaining and subject to a service charge of approximately £2,924.00 per year from but this is subject to change and an annual ground rent of approximately £200. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification. There is allocated parking on the ground floor in a gated car park for one car. The property is being offered with vacant possession and no onward chain. A viewing can be highly advised.

AGENTS NOTE The "Cargo" development benefits from "safe cladding" and has a much sought after EWS1 form to verify this.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).





TOTAL FLOOR AREA: 671 sq.ft (62.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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