



LANG TOWN
& COUNTRY

Flat 47 Cargo, 12 Hobart Street, Millbay, Plymouth, Devon, PL1 3DG



£130,000



Cargo is located within the Millbay regeneration area. It is within easy walking distance of the City Centre, the new 'Barcode' complex, Plymouth Hoe and the Royal William Yard benefiting from the breathtaking views and a range of restaurants, cafe's bars and plenty more.

This one-bedroom apartment is located on the third floor and is accessed via a security-controlled entrance on Hobart Street with level access up to the apartment.

Entrance into the apartment includes engineered oak wooden flooring leading through into the aspect open plan reception room which offers kitchen, dining and sitting areas. The reception room is well presented and features a continuation of engineered oak wood flooring, floor to ceiling window and sliding patio door leading out onto the balcony with views across the residents' courtyard garden. The kitchen area comprises a range of white high gloss fronted units with press open units, soft close drawers and a range of integrated appliances including fridge, freezer, dishwasher, electric four ring hob with oven and grill below and extractor to ceiling, and under unit lighting.

The master bedroom is an attractive double room with fitted wardrobes and 'tilt and turn' double glazed window overlooking the balcony.

The family style bathroom is well presented and incorporates a bath with shower over and glass shower screen, wall mounted W.C and sink with mirror over, chrome ladder heated towel rail, extractor fan to ceiling and part-tiled walls and floor.

Within the entrance hall there are ample storage cupboards, one provides storage which the current owner has fitted shelves in and the other houses the gas combination boiler for the gas central heating. In addition to these, there is a double cupboard which provides further storage.

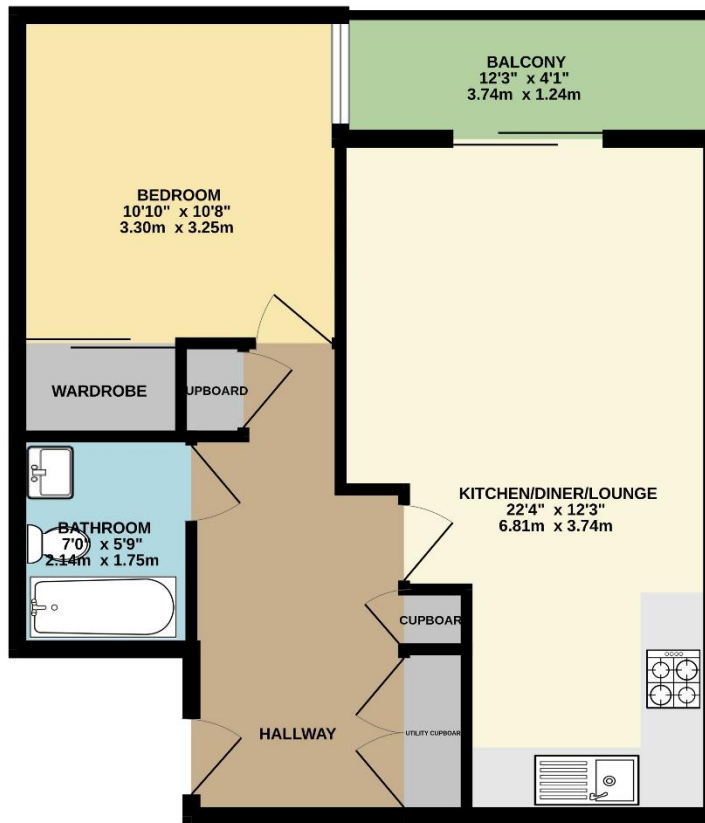
We understand that the apartment is able to apply for a parking permit through the council but would suggest speaking to the council to verify this.

We understand the apartment is held on Lease with 233 years remaining and subject to a service charge of approximately £1,796.00 per year from but this is subject to change and an annual ground rent of approximately £150.00. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



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





TOTAL FLOOR AREA : 524 sq.ft. (48.7 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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