



Flat 72, Cargo, 17 Phoenix Street, Millbay, Plymouth, Devon, PL1 3DN

£185,000



This attractive third floor apartment is located on the western elevation in the development known as 'Cargo'. Cargo is 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.

The apartment is situated on the third floor on the eastern elevation and has access via lift and stairs to all floors.

The property enjoys a level access for those looking to avoid stairs longer term. A front door leads into the inner hall of the apartment with engineered oak wood flooring which continues into the open plan reception room. There is a deep cupboard housing the gas combination boiler which provides heating and hot water, and offers space and plumbing for a washer/dryer, etc.

The open plan reception room is a delightful room which faces east, taking in views of the city, allowing ample light to fill the room and enjoys interesting views at night when the lights of the city turn on. The lounge/diner has a floor to ceiling window with sliding door leading out to a good size balcony. There are TV points, telephone points and 5 AMP table lamp circuit. The kitchen is comprehensively fitted with white high gloss fronted units, roll edge work surfaces, wall mounted cupboards providing storage and integrated appliances including fridge, freezer, dishwasher, electric oven/grill and electric hob with filter over. There is a sink with drainer, under-unit lighting and recessed lights over. The master bedroom is a spacious double room with floor to ceiling double glazed window, TV point, telephone point, fitted wardrobes with sliding doors and ample space for additional storage. The en-suite shower room is comprehensively appointed and incorporates an enclosed walk-in shower with glazed shower screen, wall mounted basin, low level w.c. with dual flush, mirror over and ladder heated towel rail, part tiled walls and floor, and an extractor to ceiling.

The guest double bedroom is neutrally decorated and has a floor to ceiling window. The family bathroom is once again well-appointed offering a bath with glazed screen and shower over, a wall mounted sink with mirror over, low level w.c. with dual flush, chrome ladder heated towel rail and part tiled walls and floor.

Importantly, there is access to a communal residents' garden located in the centre of the development. Below the residents' garden there is a secure underground parking space which is accessed from George Street.

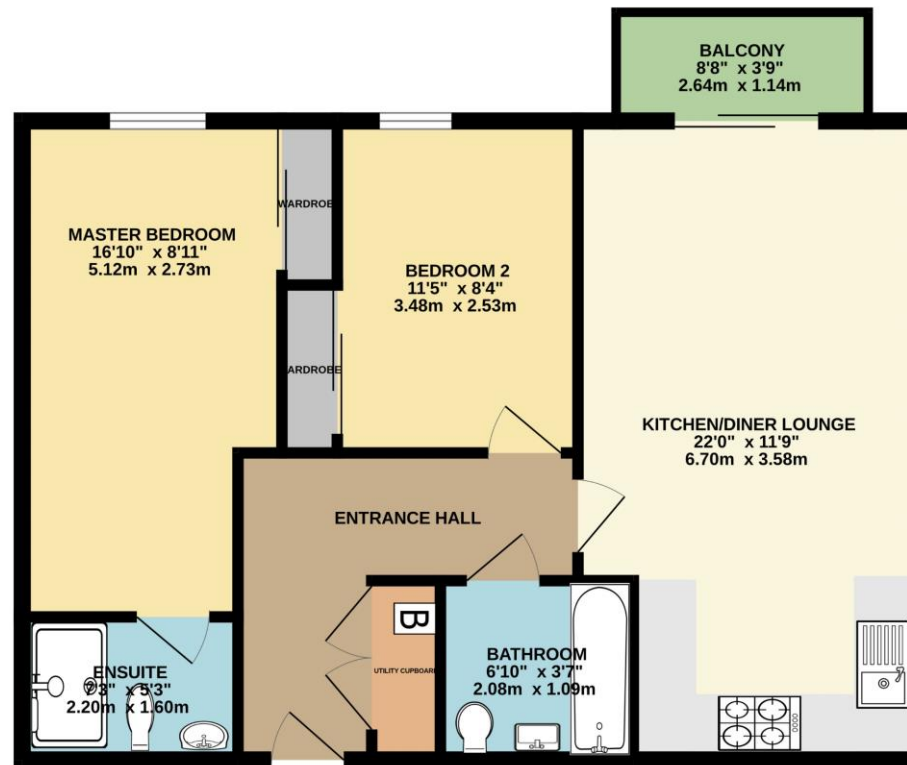
Lang Town and Country would highly encourage an internal inspection of this most beautiful apartment to appreciate everything on offer.



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



THIRD FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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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