



106 Cargo,
29 Phoenix Street, Millbay, PL1 3DN

£145,000

A well-presented one bedroom apartment within the popular development known as 'Cargo', which is situated in the heart of the Millbay regeneration area. 'Cargo' was shortlisted in the top 10 new developments in the UK after receiving the highest industry award for quality and design in new homes - the Building for Life Award 2010. The development is set on a quadrant around an internal residents' garden.

The apartment is situated on the first level on the southerly 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.

This great apartment has a double, south facing balcony accessed via both the living room and the bedroom with partial views of Plymouth Sound.

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 boiler and also offers space and plumbing for a washer/dryer, etc.

The open plan reception room is a delightful room with partial views of Plymouth Sound. The lounge/diner has a floor to ceiling window and sliding door leading to the double balcony, with an additional window to the front allowing light to flood in.

The kitchen area is comprehensively fitted with white high gloss fronted units, roll edge work surfaces, wall mounted cupboards providing storage, stainless steel sink unit and integrated appliances including fridge, freezer, dishwasher, electric oven/grill and electric hob. The bedroom is a spacious double room and has a floor to ceiling double glazed window and sliding door, giving access to the balcony.

There is a full range of fitted wardrobes with sliding doors and ample space for additional storage. The bathroom is well appointed with a large shower cubicle, wash hand basin, WC, vanity mirror, heated towel radiator and tiled floor.

This well maintained apartment also has the benefit of an allocated secure parking space.

FIRST FLOOR

LIVING ROOM 15' 1" x 20' 8" (4.61m x 6.32m)

KITCHEN

BEDROOM 9' 1" x 11' 10" (2.77m x 3.62m)

SHOWER ROOM

BALCONY 22' 11" x 4' 5" (6.99m x 1.35m)

LEASE INFORMATION We understand the apartment is held on Lease with 235 years remaining and subject to a service charge of approximately £1400 per year and an annual ground rent of approximately £150. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

PROPERTY INFORMATION

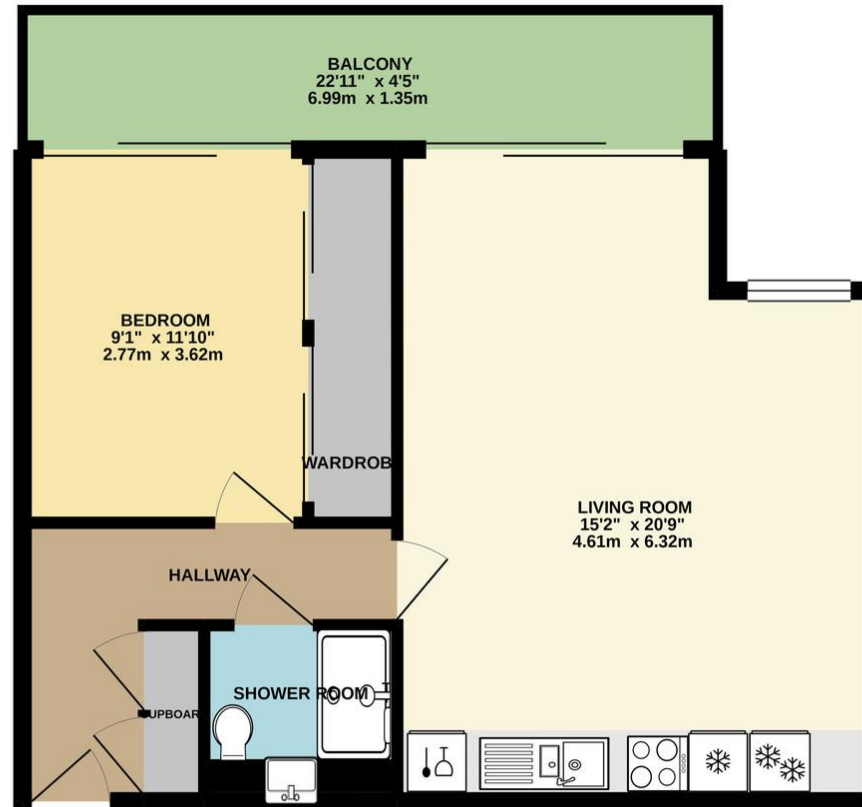
Tenure: Leasehold
Local Authority: Plymouth City Council
Council Tax: Band B
Postcode code for sat nav: PL1 3DN

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





FIRST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 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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