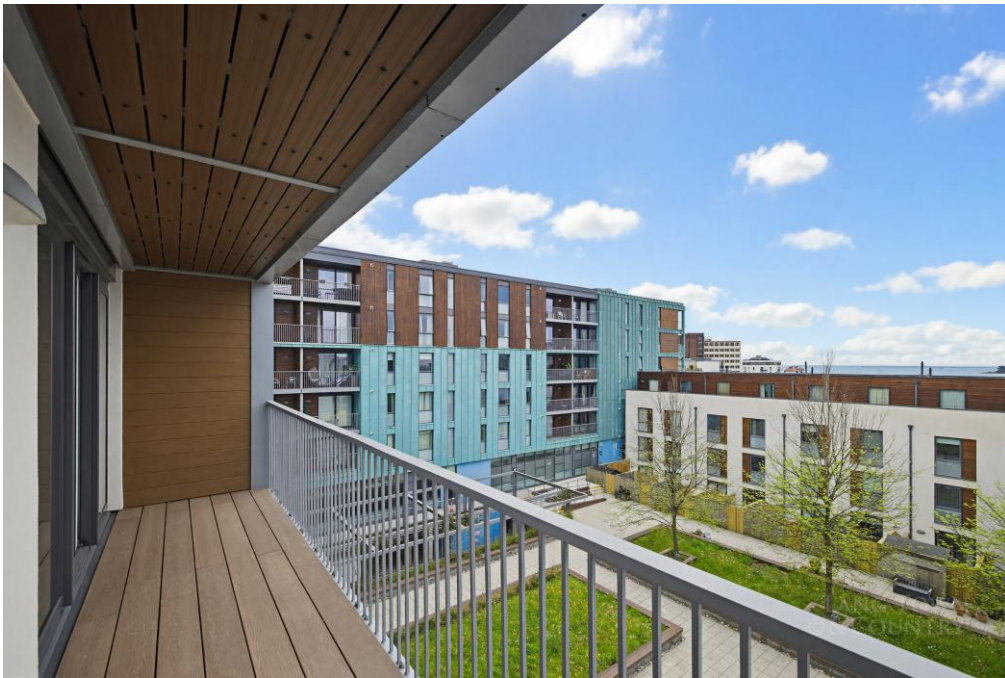




Flat 52, 12 Hobart Street, Millbay, Plymouth, Devon, PL1 3DG



Price £175,000



Lang Town & Country are delighted to bring to the market this beautifully presented third-floor apartment located in the sought-after Cargo development.

Positioned in the heart of Millbay, the property enjoys close proximity to King Point Marina and is within walking distance of Plymouth City Centre, The Hoe and the historic Barbican. From Hobart Street, a security-controlled entrance leads into the communal foyer with individual postal boxes, lift and stair access to all floors, along with entry to the secure under-building car park. The development is arranged around an attractive internal residents' garden.

Located just a short distance from the lift, the apartment opens into a bright open-plan living space. The reception area features floor-to-ceiling glazing with a sliding door leading onto a full-width balcony. From here, you can enjoy an open outlook across the communal gardens, with far-reaching views towards the breakwater and Drake's Island.

The contemporary kitchen includes a range of integrated appliances such as an under-counter fridge, freezer, slimline dishwasher, oven, hob and a selection of wall and base units.

The master bedroom is generously sized and benefits from a built-in wardrobe and a modern en-suite comprising an enclosed shower, wall-mounted basin, low-level WC, heated towel rail, large mirror and tiled flooring. There is also a well-proportioned guest double bedroom. The family bathroom offers a bath with shower over, wall-mounted basin, low-level WC, mirror, heated towel rail and tiled floor.

The property further benefits from an allocated parking space for one car within the gated ground-floor car park. Offered to the market with vacant possession and no onward chain, this apartment is highly recommended for viewing.

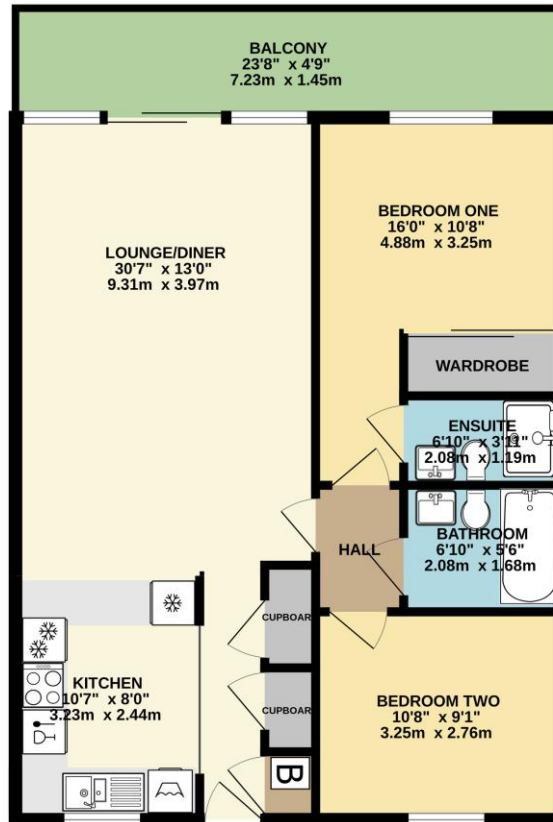
We understand the property is held on a lease with 230 years remaining, with a current service charge of approximately £3319.36 per annum and an annual ground rent of approximately £200, but this is subject to periodic review. This information has been provided in good faith; however, prospective purchasers are advised to seek verification from their solicitor.



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



GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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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