

DC  
LANE

SELL • LET • MANAGE



Hobart Street, Plymouth, PL1 3DG

Asking Price £170,000 Leasehold

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Asking Price £170,000

# Hobart Street

## Plymouth, PL1 3DG

- Superb Purpose Built Apartment
- Two Double Bedrooms
- Balcony with Marina & Sea Views
- Secure Entrance
- Lift within Building
- Positioned on Second Floor
- Millbay Coastal Location
- Underground Parking
- Open Plan Living
- Council tax Band C

DC Lane are delighted to showcase this superb South West facing apartment in Cargo, Millbay - An impressive purpose built development situated close to the waterfront within Millbay, Plymouth's coastal Quarter. Offering residents the opportunity to enjoy city living and waterside life with a short walk to the bustling city centre and close to King Point Marina, Plymouth's historic Hoe and the ever popular Royal William Yard with it's diverse range of restaurants, cafes and bars.

Security doors lead into the communal entrance hallway with lift, stairwell access and access to the underground allocated parking. Positioned on the second floor, the apartment's welcoming hallway features a wood floor, entry video system and two storage cupboards, one housing the washing machine. The open plan living/dining/ kitchen draws you directly to the sliding patio doors that open onto a balcony boasting spectacular sea and marina views. Large enough for balcony furniture, this is the perfect spot to enjoy your favourite tippie as you gaze across the Marina, Plymouth Sound and beyond to Drake's Island.

The dual aspect open plan living also presents a spacious kitchen with an abundance of contemporary units, peninsular and built in integrated appliances. The master bedroom boasts a luxury en-suite shower room and plentiful wardrobe storage, a further double bedroom and a well appointed family bathroom complete the accommodation of this splendid apartment.

Externally communal enclosed quadrant gardens can be enjoyed and allocated underground parking space comes included within the sale.

We believe this splendid property is attractive to First Time Buyers or would make an ideal Buy To Let investment. The epitome of city living the enviable views complete the appeal of this beautiful apartment.

A viewing is highly recommended to fully appreciate this modern coastal apartment



### Second floor

Kitchen/Living Room	16'0" x 17'8" (4.90 x 5.41)
Bedroom 1	10'11" x 17'8" (3.35 x 5.41)
Bedroom 2	12'2" x 8'9" (3.72 x 2.67)
Ensuite	6'11" x 4'6" (2.12 x 1.38)
Bathroom	6'11" x 6'2" (2.12 x 1.89)



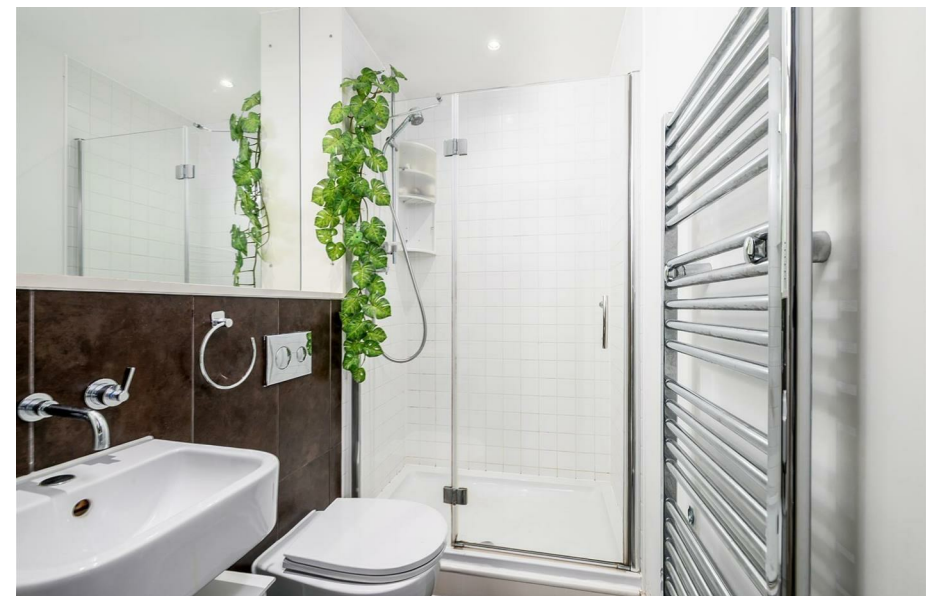


## Directions

Head South along Mutley Plain following B3250 for 0.3 mi to N Rd East Turn right onto N Rd E and continue for 0.4 mi to roundabout. Take 2nd exit and continue on Western Approach/A374 to Millbay Rd/B3240 for 0.7 mi. Continue on Millbay Rd and turn right into Hobart Street, the property can be found on the left.

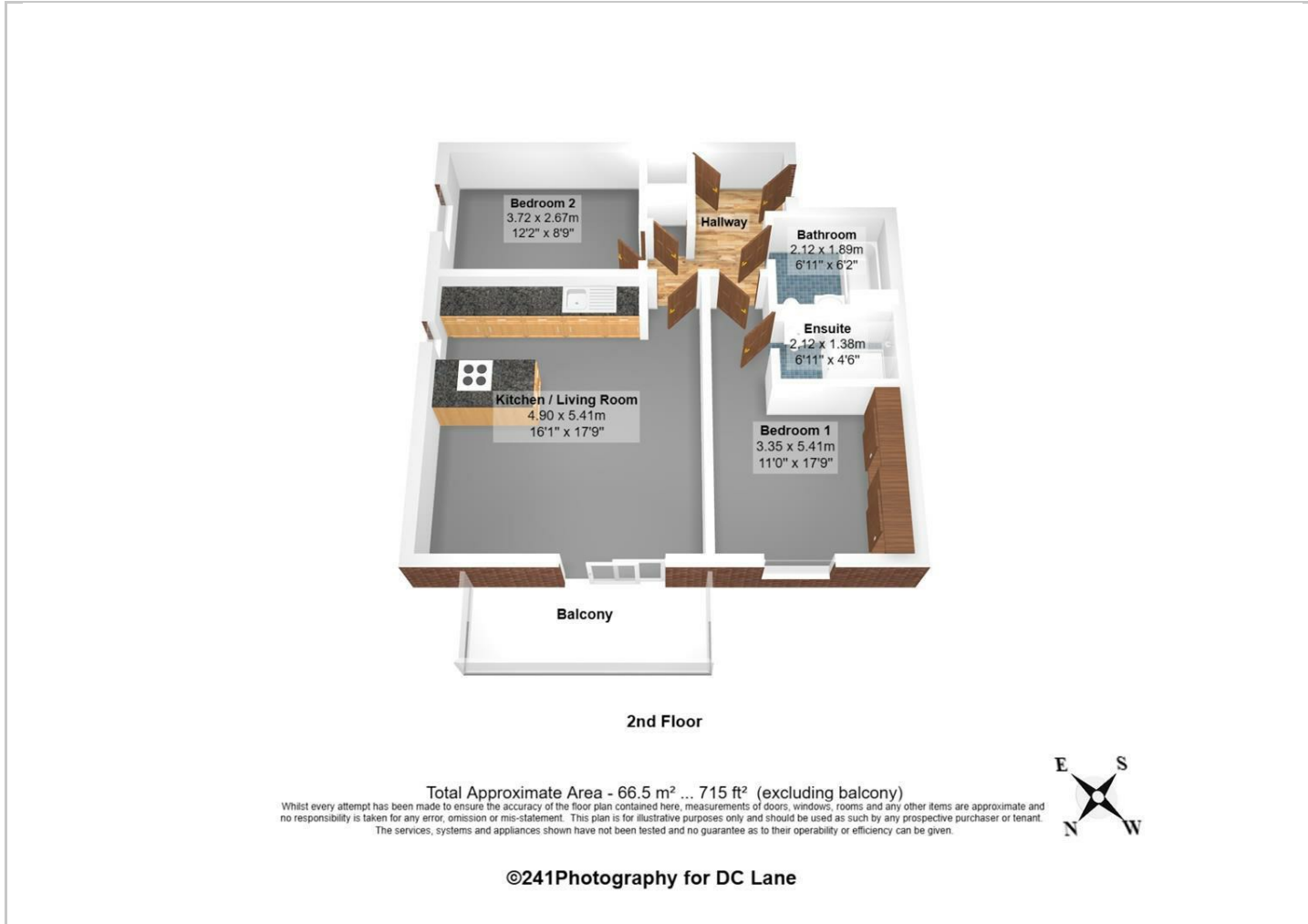
**Council Tax Band: C**

## Scan for Material Information

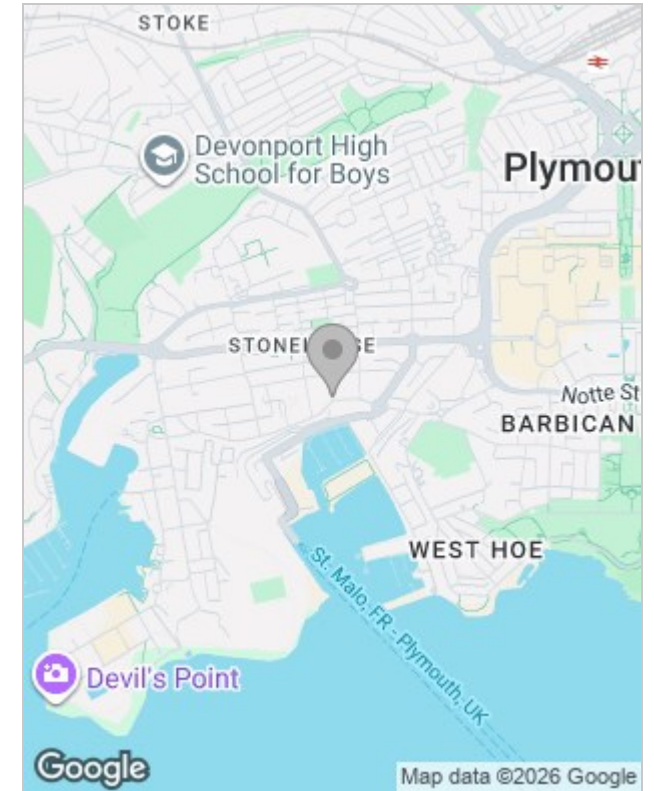




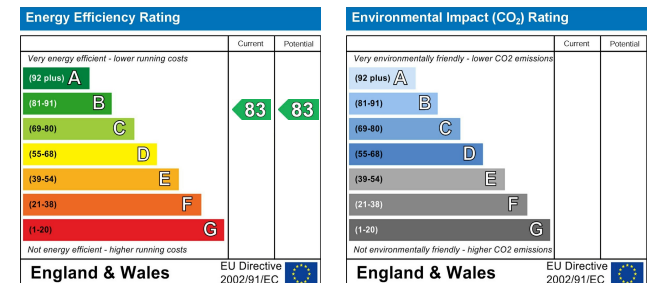
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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