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Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

(Central Plymouth Office Only)

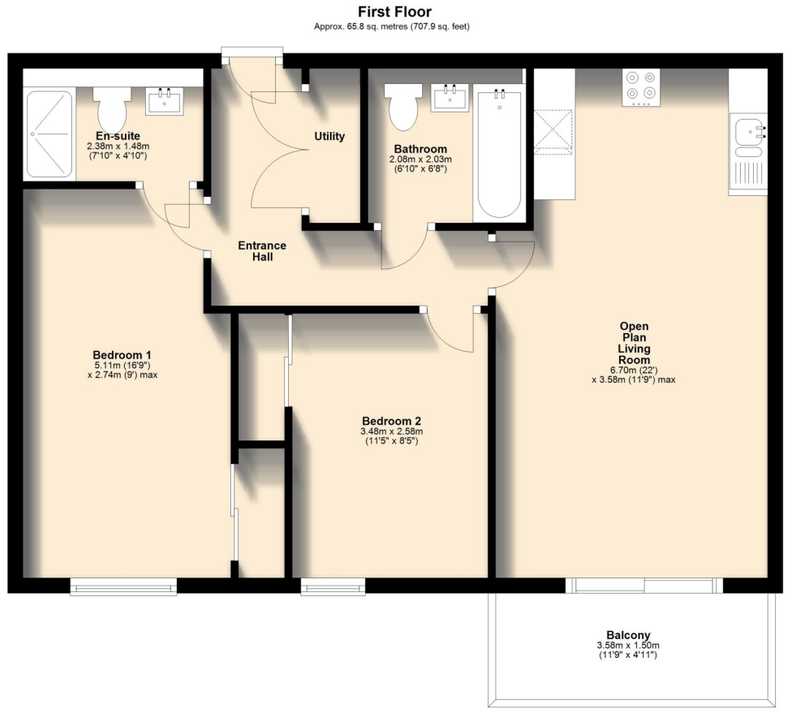
Our Property Reference: 06/C/26 5897





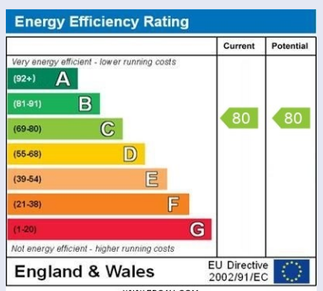


Floor Plans...



Further Information…

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



PLYMOUTH HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change









FIRST FLOOR FLAT

CENTRALLY LOCATED

BEAUTIFULLY PRESENTED

WEST FACING BALCONY

2 DOUBLE BEDROOMS

LIFT SERVICE

SECURE PARKING

Flat 30, 12 Cargo, Hobart Street, Crownhill, Plymouth, PL6 3SY

We feel you may buy this property because…

'Of the lovely, central location and the spacious, well-presented accommodation on offer.'

£175,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Traditional Construction

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Secure Parking

Outside Space
West Facing Balcony

Council Tax Band
C

Council Tax Cost 2025/2026
Full Cost: £2,067.04
Single Person: £1,550.28

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £1,000
Home or Investment Property: £9,750

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Introducing…

This beautifully presented, first floor flat is located within a prime central location and enjoys a west facing, private balcony with partial views towards Plymouth Sound. Internally the property comprises entrance hall, two good sized double bedrooms with built in wardrobes, bathroom, ensuite shower room and a lovely, spacious open plan living room incorporating the lounge, dining and kitchen areas and also accessing the balcony. Further benefits include integrated kitchen appliances, double glazing, central heating, a secure gated parking space and access to communal gardens. Plymouth Homes advise an early viewing to appreciate the proximity to the city centre, waterfront and the well-presented accommodation on offer.

The Accommodation Comprises…

GROUND FLOOR

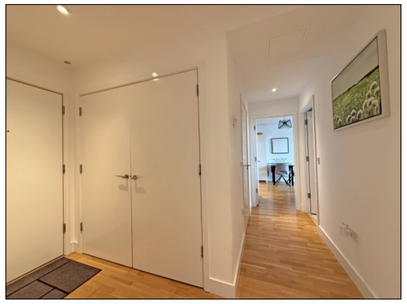
ENTRANCE
Entry is via a secure communal entrance and hallway with stairs and lift service to all floors including the lower ground floor parking area. A secure, communal door from the ground floor opens to the communal gardens located within the centre of 'Cargo'.

FIRST FLOOR

LANDING
A private entrance door opens into flat 30 into the entrance hall.

ENTRANCE HALL
With radiator, Oak flooring, recessed ceiling spotlights, doors to all rooms and a useful utility cupboard with storage space, light, plumbing for washing machine and housing the wall mounted boiler serving the heating system and domestic hot water.

OPEN PLAN LIVING ROOM
6.70m (22') x 3.58m (11'9") max
A lovely, spacious reception area incorporating the lounge, dining and kitchen areas. The kitchen is fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, extractor fan, under-unit lighting, integrated appliances to include fridge, freezer, dishwasher, fitted electric oven, four ring electric induction hob with cooker hood above, two radiators, Oak flooring, recessed ceiling spotlights, double glazed patio doors opening to the balcony.


BALCONY
3.58m (11'9") x 1.50m (4'11")
A west facing, private balcony with distant views towards Plymouth Sound, composite decking and all enclosed by railings.

BEDROOM 1
5.11m (16'9") x 2.74m (9') max
A lovely sized double bedroom with full height double glazed window to the front, radiator, built in wardrobe, door into the en-suite.

EN-SUITE
2.38m (7'10") x 1.48m (4'10")
Fitted with a three-piece suite comprising wall mounted wash hand basin, double shower enclosure with fitted shower above, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, wall mounted mirror, shaver point, tiled flooring, shelving.

BEDROOM 2
3.48m (11'5") x 2.58m (8'5")
A second double bedroom with full height double glazed window to the front, radiator, built in wardrobe.

BATHROOM
2.08m (6'10") x 2.03m (6'8")
Fitted with a three-piece suite comprising panelled bath with separate shower above, shower screen, wall mounted wash hand basin, low-level WC, tiled splashbacks, chrome radiator/towel rail, extractor fan, wall mounted mirror, shaver point, tiled flooring.

OUTSIDE:
Within the centre of the development is a well-maintained communal garden area for residents use.

PARKING
The property benefits from a secure, gated parking space.

LEASEHOLD
The term of the lease for this property is 250 years from 2006. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £200 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments are approximately £3275 per year. This will be verified by the purchasers legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.

AGENT'S NOTE
These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.





