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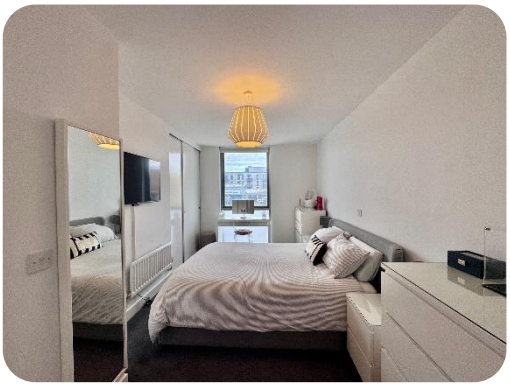

£180,000 LEASEHOLD

A spacious and modern two double bedroom & two bathroom apartment, open plan kitchen/living space, allocated parking, communal garden, and a private balcony.

HOBART STREET, MILLBAY, PLYMOUTH

EPC - C

The Property Ombudsman
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PROPERTY DETAILS

This stylish two double bedroom First Floor apartment in Millbay enjoys convenient access to local amenities, transport links, and the lively waterfront, along with secure and gated allocated parking and a communal garden. The apartment includes an inviting entrance hallway, a generous open-plan kitchen/living space with a private balcony offering stunning views over King Point Marina and the Brittany Ferries Ferry Port. A modern high gloss kitchen with integrated appliances, a useful utility cupboard housing the boiler, two double bedrooms, the master bedroom boasting an en-suite shower room, a separate family bathroom, double glazing and central heating. This is a great opportunity for first-time buyers and buy-to-let investors alike!

COUNCIL TAX BAND – C

Communal entrance via entry phone system, with stairs and lift to all floors.

Solid wood door to;

ENTRANCE HALL
A spacious entrance hall with panelled radiator, built-in utility cupboard housing a wall mounted Worcester boiler providing hot water and central heating, wood flooring, doors lead off the entrance hall providing access to all rooms.

OPEN PLAN KITCHEN/LIVING ROOM
22’3 x 11’4 overall (6.8m x 3.5m overall)
A bright and contemporary open-plan living space offering a stylish and versatile layout for both relaxing and entertaining. The lounge area is well-proportioned and features large double glazed sliding patio doors allowing excellent natural light, with ample space for comfortable seating and media furniture. The modern fitted kitchen is finished with sleek white high-gloss units, fitted worktops and a tiled splashback, and includes integrated appliances such as a double oven, 4 ring induction hob and extractor, along with space for additional countertop appliances. The kitchen is complemented by generous storage and practical work surfaces. Adjacent to the kitchen is a defined dining area providing space for a table and chairs, ideal for everyday dining or entertaining guests. Finished with attractive wood flooring throughout and contemporary lighting, the room offers a bright, sociable living environment and forms the heart of the home.

BEDROOM ONE
16’7 x 8’8 (5.1m x 2.7m)
This double bedroom has a minimalist aesthetic, with a neutral colour palette. Panelled radiator, built-in triple wardrobe unit providing ample storage, UPVC double glazed window to front elevation, door to;

EN-SUITE SHOWER ROOM
7’9 x 4’10 (2.3m x 1.4m)
This en-suite shower room offers a modern and clean design comprising of a glazed and tiled double shower cubicle with mixer shower, low level WC, vanity wash hand basin, heated towel rail, ceramic tiled flooring, part-tiled walls, fitted full length mirror, ceiling spotlights, extractor fan, shaving socket.

BEDROOM TWO
11’1 x 8’2 (3.4m x 2.5m)
A further double bedroom being the ideal room for a child’s bedroom or home office. Panelled radiator, UPVC double glazed window to front elevation, built-in triple wardrobe unit with sliding doors offering ample storage.

BATHROOM
6’9 x 6’7 (2.08m x 2.03m)
A modern white suite comprising of a panelled bath with mixer shower over, fully tiled surround and glazed shower screen, vanity wash hand basin, low level WC, part-tiled walls, ceramic tiled flooring, heated towel rail, ceiling spotlights, extractor fan.

OUTSIDE
There is an allocated parking space which belongs to the property, in a secure and gated underground car park. Situated within the centre of the development is a communal garden area for resident use only.

ADDITIONAL INFORMATION
The tenure of the property is leasehold and there are 230 years remaining on the lease (250-year lease created from 2006). FirstPort Property Management oversees a yearly service and maintenance charge of approximately £3,200.00 alongside an annual ground rent of £200.00 per annum.

BUYERS INFORMATION
As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES
All main services are connected to the property.

VIEWING
Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3’’ only)

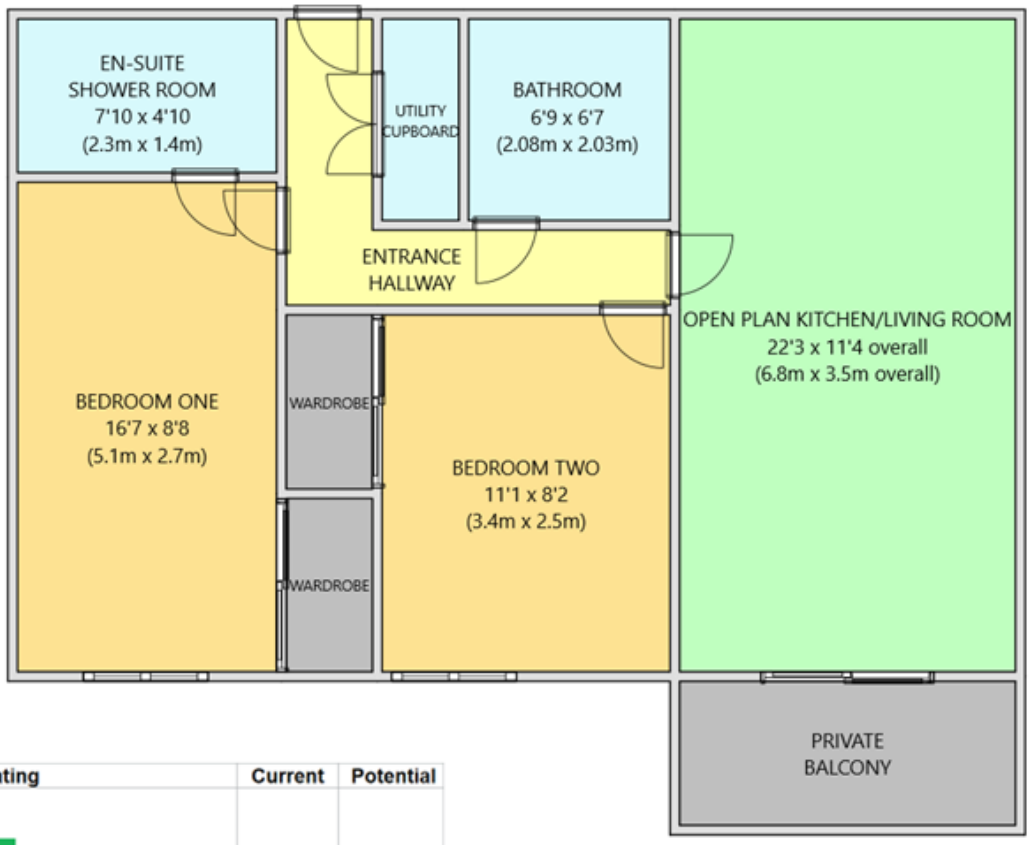
The Consumer Protection Regulations

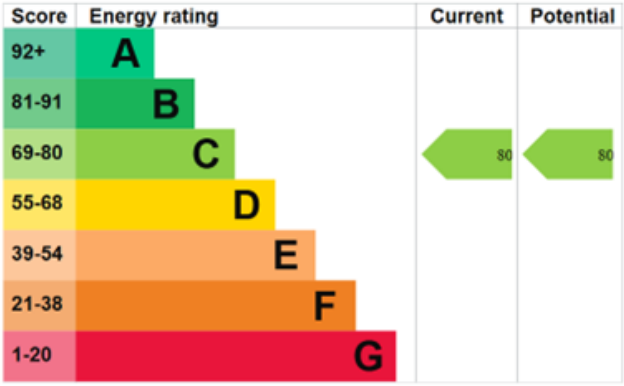
Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1.The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.





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