







DC  
LANE

SELL • LET • MANAGE

Hobart Street, Plymouth, PL1 3DG  
£170,000 Leasehold

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£170,000

# Hobart Street

## Plymouth, PL1 3DG

- Purpose Built Apartment
- Two Double Bedrooms
- Balcony with Communal Gardens View
- Secure Entrance
- Lift Within Building
- Positioned on First Floor
- Millbay Coastal Quarter
- Underground Parking
- Open Plan Living
- Council Tax Band C

DC Lane are delighted to present this lovely 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 first floor, the apartment's welcoming hallway features a laminate floor, secure entry system, a storage cupboard and a double door utility cupboard housing the washing machine. The open plan living/dining/ kitchen draws you directly to the sliding patio doors that open onto a long decked terrace boasting views over the communal gardens, a lovely spot to enjoy alfresco relaxation.

The open plan living presents a modern fitted kitchen and plentiful space for large sofa, dining table and chairs. There are two double bedrooms, master featuring an en suite shower room and a well appointed family bathroom completes the accommodation of this lovely apartment.

The secure underground parking gated entrance is located at the side of the building with one parking space and bike storage.

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 location completes the appeal of this delightful apartment.

Upon completion head lease reverts to 231 years as shared ownership extinguished.

Please note some of the imagery in this advert was taken prior to cladding works and currently the internal garden is in use as part of the remedial works. Currently access to the balcony is restricted due to the works.



### First Floor

#### Open Plan living/Dining/Kitchen

12'3" x 21'9" (3.75 x 6.65)

#### Bedroom One

10'8" x 15'2" (3.26 x 4.64)

#### En Suite

4'7" x 8'1" (1.42 x 2.48)

#### Bedroom Two

9'8" x 11'2" (2.95 x 3.42)

#### Bathroom

6'10" x 6'2" (2.10 x 1.88)





## 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 right

## Scan for Material Information



**Council Tax Band: C**





## Floor Plans

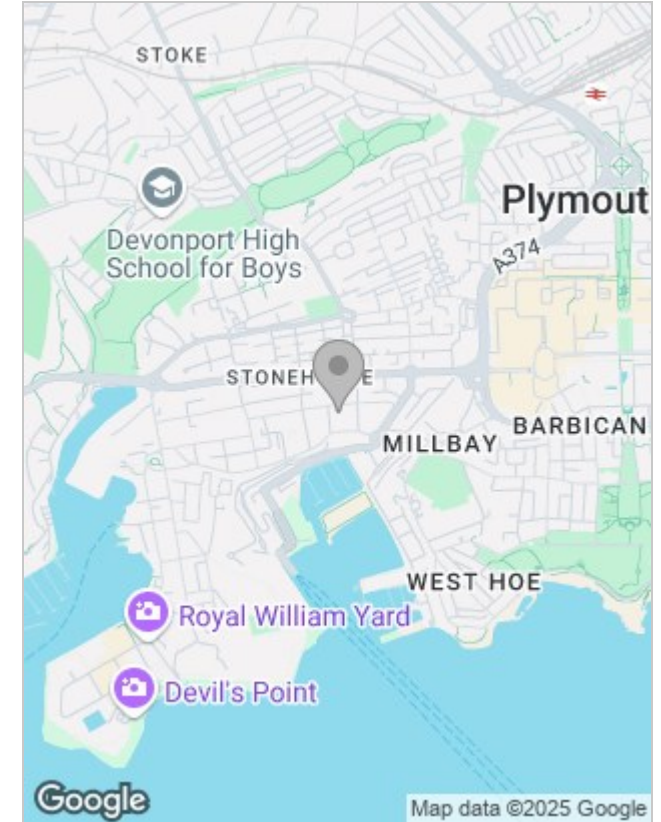


## Viewing

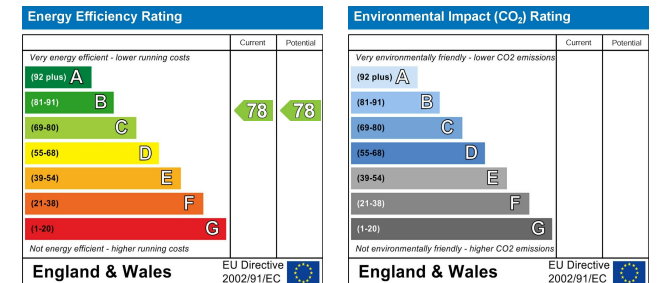
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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