



29 Brittany Street, Millbay, Plymouth, PL1 3FN



Price £260,000



Brittany Street is located within the emerging waterfront in Millbay and is part of the wider regeneration bringing a range of commercial and residential developments both on and off the water. The development is within easy walking distance of Plymouth City Centre, King Point Marina and the Royal William Yard with its range of restaurants. Plymouth Hoe and the Barbican are a little further but close enough to walk to for those looking to explore a little further the Cremyll Ferry is within a half mile and will transport you across to the Mount Edgumbe Estate.

This well looked after two-bedroom apartment is perfect for someone who wants to move in straight away. It is located on the third floor and comprises of a dual aspect open plan reception room with high windows and two sliding balcony doors where you get the views of King Point Marina, Drakes Island and the Breakwater. The corner balcony is East and South facing and lets the apartment get the sun throughout the day allowing lots of natural light and heat into the room.

The kitchen offers a range of base and wall mounted units with modern fronted doors. Integrated is a fridge/ freezer, electric hob with oven, grill and extractor fan over, a dishwasher, sink and a half with drainage and a washer/dryer. This kitchen also benefits from an island with seating available if wanted. This creates a lot more worktop surfaces for prepping and extra storage.

Both bedrooms which benefit from partial sea views of the Millbay Docks are good sizes with ample space for wardrobes. The master bedroom also has an ensuite which includes a WC, sink with mirror over and a corner shower. The main bathroom also comprises a WC and sink with mirror over and a bath with shower over. This property benefits from an underground allocated parking space for one vehicle and has lift access to each floor in the development.

Agents Notes: Please note there is currently scaffolding up on the development obstructing some of the sea views whilst they complete the remedial works on replacing and updating the balconies to composite.

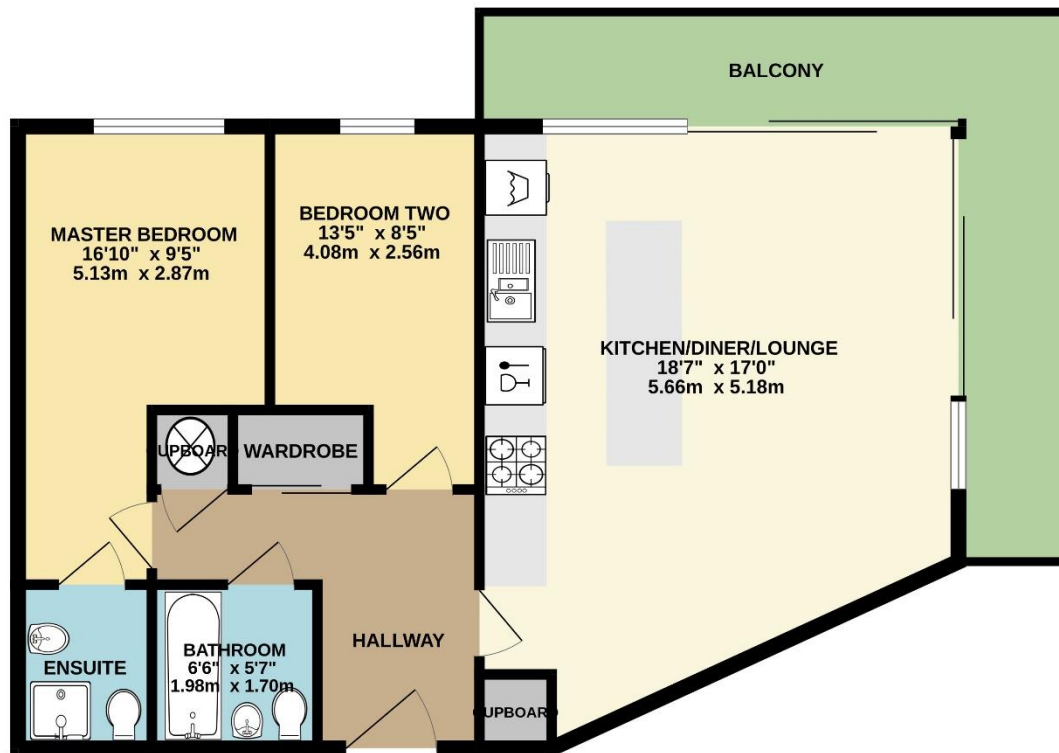
We understand the apartment is held on Lease with years 234 remaining and subject to a service charge of approximately £3,732.13 per year from 1st August 2024 - 31 July 2025 but this is subject to change. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on **01752 256000**



GROUND FLOOR



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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Lang Town & Country
6 Mannamead Road
Plymouth
PL4 7AA
Tel: 01752 256000
Email: property@langtownandcountry.com
www.langtownandcountry.com

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