



67 Brittany Street,  
Millbay, Plymouth, Devon, PL1 3FN



# Offer Over £180,000

Lang Town and Country are proud to market this delightful and well-presented apartment. "67 Brittany Street" is situated ideally to take advantage of a range of local amenities including The City Centre and The Royal William Yard with its variety of restaurants and bars. The Cremyll ferry providing access to Mount Edgecumbe, and the King Point Marina is also within easy access.

Situated on the 3rd floor, this beautifully presented apartment can be approached via stairs or a lift. A front door takes you into the entrance hall, where there is a spacious airing cupboard which houses the boiler and there is a separate, useful storage area.

There is a dual aspect open plan reception room with floor to ceiling window and sliding balcony door taking beautiful views of the King point Marina and views of the city. The balcony is a suitable size to enjoy the fantastic views on offer and allows ample space for relaxing and entertaining. The kitchen area is a lovely feature of this apartment and offers a range of base and wall mounted units and a plethora of integrated appliances namely larder fridge and freezer, washer/drier, dishwasher, hob and oven.

The master bedroom is a double sized room and provides access to the ensuite shower room where there is a WC, sink and shower. There is also a double size guest bedroom with a ceiling to floor window. The family bathroom comprises three-piece suite offering bath, pedestal wash hand basin with mirror over, low level WC with dual flush.

The property benefits from an allocated parking space within the gated car park.

Lang Town and Country would highly recommend an internal inspection of this most beautiful apartment to appreciate the quality and location of accommodation on offer.

We understand the apartment is held on Lease with 236 years remaining and subject to a service charge of approximately £1,750 per year and ground rent of £50.00. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



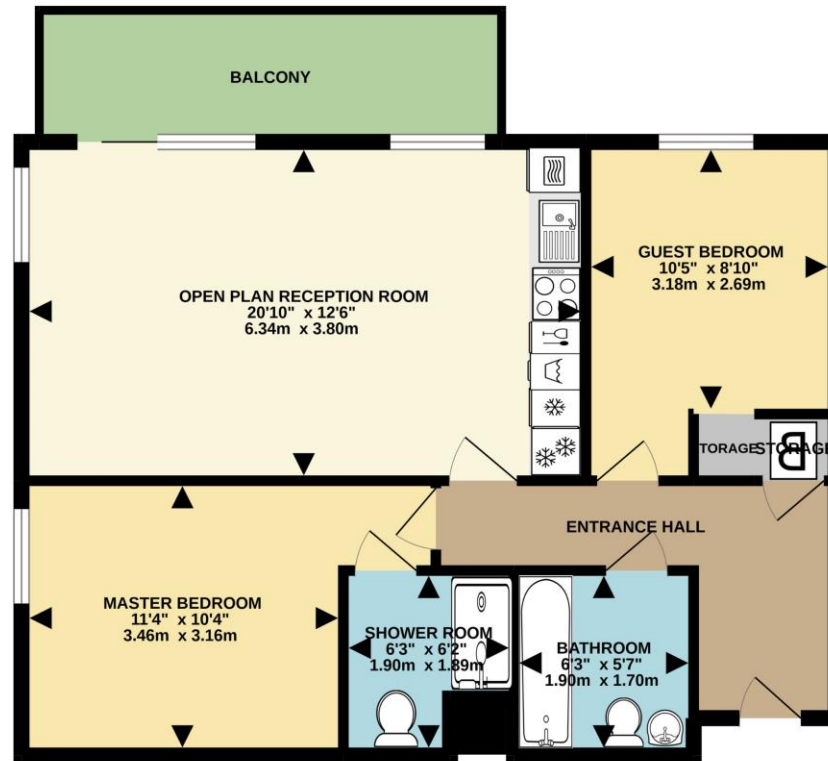
To view this property call Lang Town & Country Estate Agents on **01752 200909**



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## THIRD 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 is given as to their operability or efficiency can be given.  
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