



9 Brittany Street,
Millbay, Plymouth, PL1 3FN

£180,000

Lang Town and Country are delighted to market this delightful and well-presented one bedroom apartment in Brittany Street, Millbay. 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 as well as the King Point Marina are also within easy access.

This beautiful apartment has been refurbished to a high standard throughout, including a luxury fitted kitchen and quality flooring and is a credit to its current owner and enjoys breath-taking and uninterrupted South facing views across King Point Marina, the emerging waterfront on the quayside in Millbay and onwards towards Plymouth Sound.

From the entrance foyer in Brittany Street, the lift and stairs lead to the apartment on the first floor where the apartment front door leads into inner entrance hall offering ample space for welcoming guests.

The open plan reception is an exceptional size dominated on the Southern elevation by floor to ceiling picture window taking in the views to the full into the Marina and beyond. Quality modern flooring throughout the open plan reception gives a modern feel with a clean finish. The kitchen offers a range of base units with a contemporary worksurfaces and matching wall cupboards and a full range of integrated appliances including a double oven, hob with extractor hood, fridge /freezer, wine cooler and washing machine. A door from the reception opens onto the balcony providing space for bistro table and chairs, perfect for taking in the views.

The bedroom is a delightful spacious room with floor to ceiling window and sliding patio door opening to the balcony and taking in the views to the full. There is also a fitted wardrobe to one side within this room.

There is a modern family bathroom comprising a bath with a shower over, wash hand basin and W.C. Outside, the apartment benefits from a secure underground parking space.

FIRST FLOOR

LIVING ROOM 22' 11" x 13' 5" (7.0m x 4.1m)

BATHROOM

BEDROOM 13' 9" x 9' 6" (4.2m x 2.9m)

BALCONY 8' 10" x 3' 11" (2.7m x 1.2m)

LEASE INFORMATION

We understand the apartment is held on Lease with 237 years remaining and subject to a service charge of approximately £1,700 per year. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

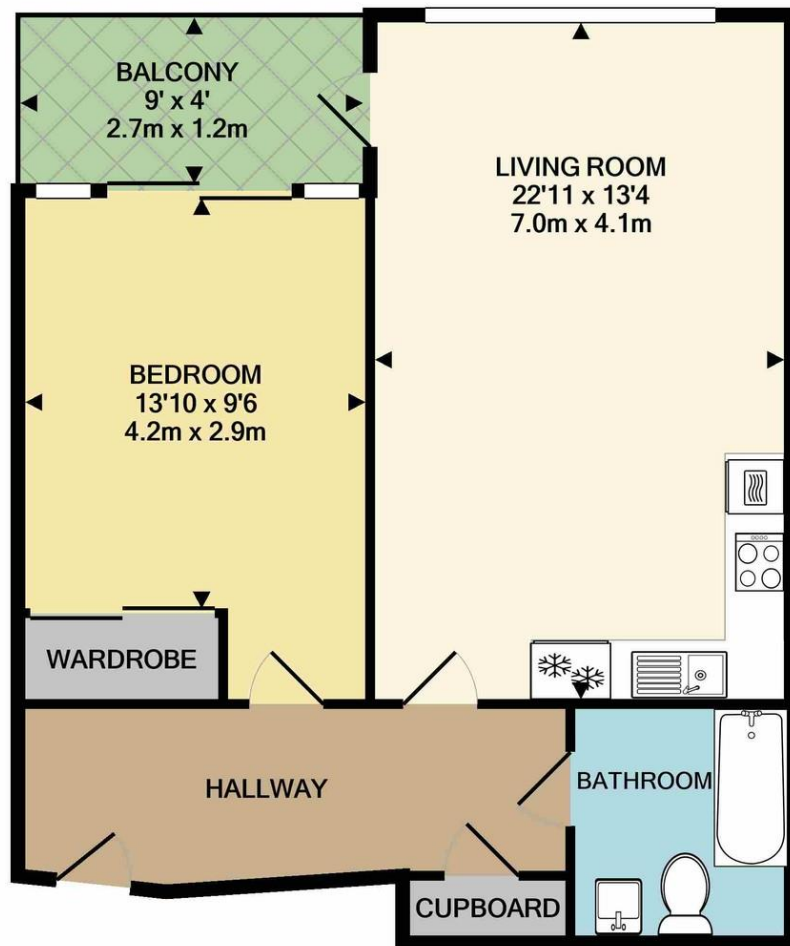
COUNCIL TAX BAND B

LOCAL AUTHORITY Plymouth City Council
POSTCODE FOR SAT NAV PL1 3FN

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







Measurements are approximate. Not to scale. Illustrative purposes only
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