



Flat 18, The Bridge, Custom House Lane,
West Hoe, Plymouth, Devon, PL1 3TB

£475,000



Lang Town and Country are pleased to offer this stunning sixth floor apartment in a prime location within a waterside village. This spacious, triple aspect, apartment commands stunning views across Plymouth Sound, the River Tamar, Mount Edgumbe Estate and the marina.

Millbay Marina Village was designed and built in the late 1980's and occupies a waterside quay with its own sheltered and very private marina, so much that it has become the permanent home for the inshore and offshore RNLI lifeboats due to its position and easy access into Plymouth Sound. The marina village is a unique development of town houses and luxury apartments with communal grounds and parking.

This spacious three bedroom accommodation, approximately 1300 sq ft, occupies one half of the sixth floor with added advantage of three balconies, one on each aspect of the apartment.

From the ground floor communal entrance there are stairs and lifts to all floors. From the sixth floor landing, shared by only one other apartment, the entrance leads to a wide hallway with doors to all the principle rooms.

The property benefits from 3 bedrooms. The master bedroom is impressive in size and benefits from a range of fitted wardrobes and access to the en-suite shower room. The well fitted en-suite comprises a shower, wash hand basin, W.C and bidet and has partially tiled walls. There is also access from the master bedroom to a large balcony which overlooks Millbay and towards the marina. Bedroom two, which is also a generous double room has access via French doors to the south facing balcony with views over Plymouth Sound. Bedroom three with a south facing aspect is an ideal guest room or would make a perfect study, for those who require to work from home.

The main bathroom is partially tiled and comprises a bath with a shower over, wash hand basin and W.C.

The very impressive living room has a south facing aspect with French doors and a Juliette balcony with views over Plymouth sound and Drakes Island. Because of its position within the block, you can also see the iconic Smeaton's Tower.

There is a kitchen which has a range of wall and base mounted units and access to a further balcony from which again, there are stunning and far reaching views.

Externally there are communal grounds and access to a garage which is in close proximity to the main doors to the block. There is a secure gated area.

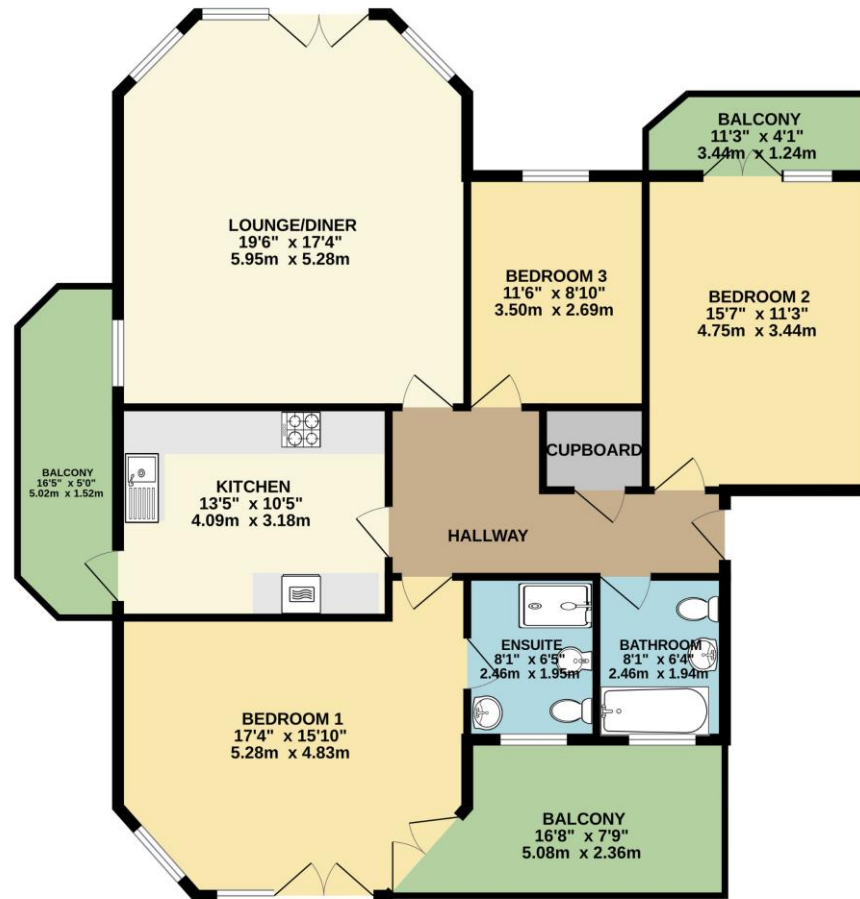
LEASE INFORMATION

We understand the apartment is held on Lease with 964 years remaining and subject to a service charge of approximately £3,400 per year and an annual ground rent of approximately £1.20. 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](tel:01752200909).





TOTAL FLOOR AREA: 1197 sq.ft. (111.2 sq.m.) approx.

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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