



105 Brittany Street, Millbay, Plymouth, Devon, PL1 3FP



# Guide Price £240,000



This attractive modern townhouse is located within the emerging new coastal quarter in Millbay which offers a range of facilities and a marina for those looking to access the water. The property is in excellent condition and offers versatile accommodation that would appeal to buyers looking for space in a central location.

The property is conveniently positioned off Brittany Street within the development known as Phoenix Quay enjoying an outlook over the landscaped residents garden with parking accessed through a security-controlled gate. The accommodation comprises of an entrance hall with attractive wood and chrome stairs leading to upper floors.

On the ground floor there is an attractive kitchen/diner offering ample space for entertaining, fitted with a range of base and wall mounted units and a stainless-steel sink unit. There is a range of integrated appliances including an oven and hob with an extractor hood over, space for a washing machine and fridge/freezer. From the kitchen/diner a door leads to the rear courtyard terrace with access to an allocated parking space. To the front of the property there is a light and airy third bedroom ideal as a study etc, a cloakroom/W.C. and a storage cupboard. The contemporary staircase leads to the upper floors.

On the first floor there is bathroom comprising a bath, WC, sink unit with a wall mounted vanity mirror and part tiled walls. The second bedroom is a good size with a window to the rear. On this level there is the stunning sitting room with views over the resident's garden from the French doors and Balcony, this impressive room has a 4m ceiling height.

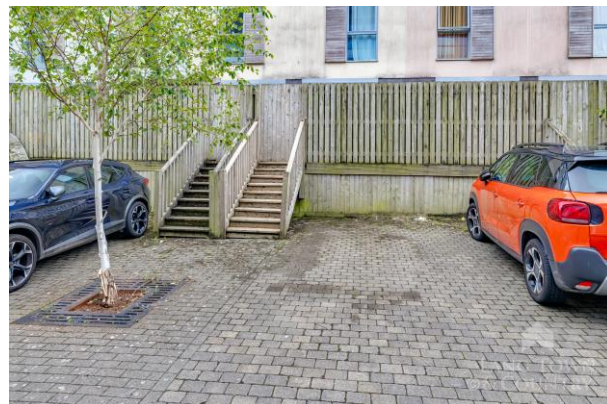
The second-floor landing has a full width sky light letting light flood in and access to the master bedroom with en-suite shower room, comprising a shower cubicle, wash hand basin, WC, and mirrored cabinet.

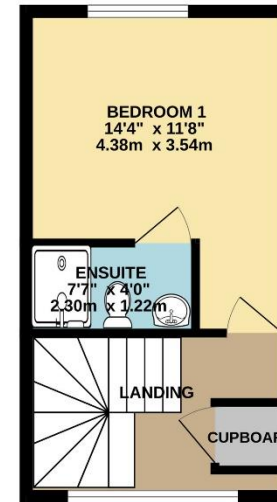
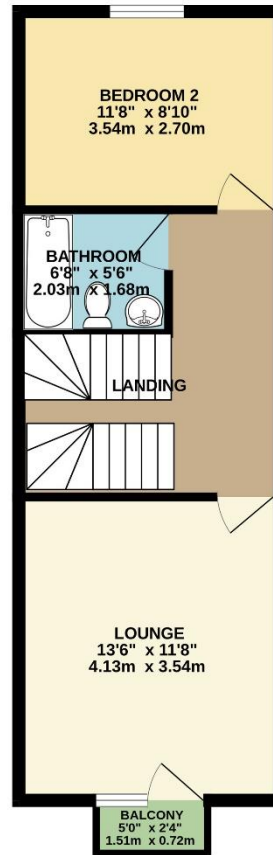
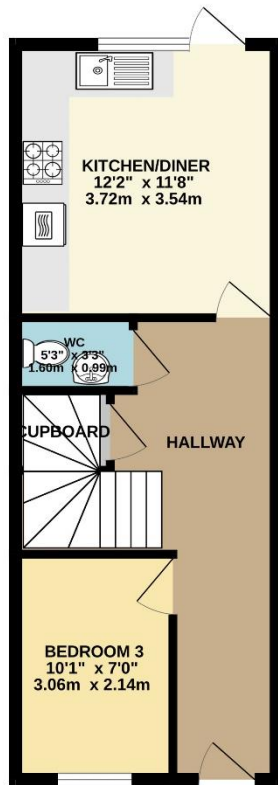
An early viewing is essential to appreciate this lovely townhouse in a great secluded location.

We understand the apartment is held on Lease with years remaining and subject to a service charge of approximately £1442 per year from 2022 -2023. The current vendors are waiting for the new but this is subject to change and an annual ground rent of approximately £1. 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:01752 200909).







TOTAL FLOOR AREA: 1043 sq.ft. (96.9 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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Lang Town & Country  
6 Mannamead Road  
Mutley  
Plymouth  
Devon  
PL4 7AA  
Email: [waterside@langtownandcountry.com](mailto:waterside@langtownandcountry.com)  
Tel: 01752 200909

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