



Millbay Road, Millbay, Plymouth
Plymouth

£150,000

Lawson are delighted to market this well-appointed first-floor apartment on Millbay Road, just a short walk from the ferry port, Plymouth City Centre, Plymouth Hoe, and all local amenities. The property is part of a well-managed block of similar apartments and benefits from accommodation comprising, a front door with video intercom leading into a communal hallway with lift and staircase to the first floor. An inner door opens to a spacious hallway with wooden flooring, a wall-mounted intercom, and an airing cupboard housing Baxi gas-fired combination boiler. A doorway leads into the open-plan living area with wooden flooring and a fitted kitchen with an electric oven, four burner induction hob, filter canopy, dishwasher, and fridge/freezer. Large sliding doors from the living area lead out to a flagged, railing-enclosed terrace with views over the neighbouring marina. The bedroom is a large double with a full-height window with shutters and built-in storage. The bathroom is fitted with a matching white three-piece suite comprising a low-level WC, pedestal wash hand basin, and panel-enclosed bath with direct-feed shower over, tiled splashbacks, and a chrome towel rail.

Externally, the property benefits from secure parking for one vehicle.

The flat is held on a leasehold basis with approximately 113 years remaining, a service charge of £947.22 per quarter, and a ground rent of £312.50.

UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, broadband connection ADSL and FTTC.

OUTGOINGS PLYMOUTH

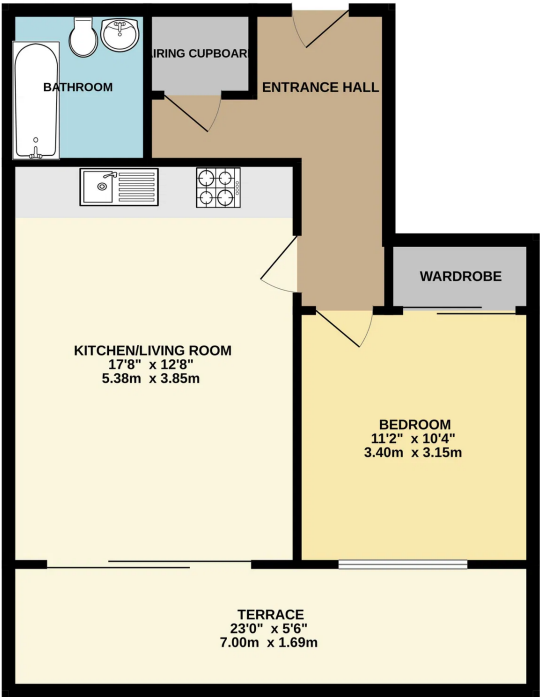
We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1,808.67 (by internet enquiry with Plymouth City Council). These details are subject to change.

PLYMOUTH

Plymouth is a city with one of the largest natural harbours in the world. To the north is the Dartmoor National Park extending to over 300 square miles which provides excellent recreational facilities. Plymouth itself has a population of well over 250,000 and has a full range of shopping, educational and sporting facilities. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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.
Made with Microplot 62025



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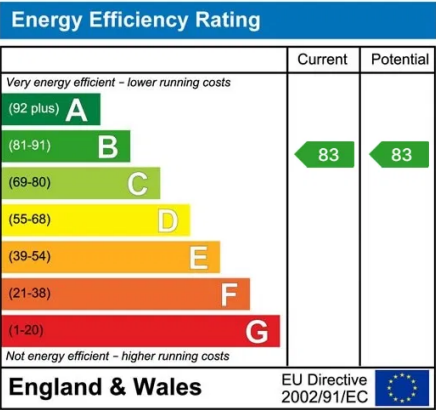
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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES
These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

BUYERS INFORMATION
Due to the Money Laundering Regulations 2019, we are required to confirm the identity of all our prospective buyers. We therefore charge buyers an AML and administration fee of £60 including VAT for the transaction (not per person). We carry this out through a secure platform to protect your data. Please note we are unable to issue a memorandum of sale until the checks are complete. Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.





Lawson Property

3-5 Woolwell Crescent Plymouth Devon PL6 7RB

01752 791333

plymouth@lawsonproperty.co.uk

<https://lawsonproperty.co.uk/>

