



LANG TOWN
& COUNTRY

Flat 9, 27 George Place, Millbay, Plymouth, Devon, PL1 3FJ



Price £195,000



An attractive and immaculately presented top floor apartment located within Plymouth's emerging new coastal quarter. The two double bedroom apartment enjoys a large South facing terrace balcony with distant views towards Drake's Island and Plymouth Sound whilst the rear of the property enjoys city views towards the Millfields and Stoke.

'George Street' is located within the emerging new waterfront in Millbay and is part of the wider regeneration bringing a range of commercial and residential developments both on and off the water. The development is within easy walking distance of Plymouth City Centre, King Point Marina and the Royal William Yard with its range of restaurants. Plymouth Hoe and the Barbican are a little further but close enough to walk to. For those looking to explore a little further the Cremyll Ferry is within a half mile and will transport you across to the Mount Edgcombe Estate.

This impressive south facing apartment is located on the top floor of the development with interesting views. The accommodation is as follows. From the communal entrance and landings lift and stairs lead to the top floor and to the apartment. The spacious entrance hall has a pair of cupboards offering storage for coats and one houses the district heating system. A door leads into impressive open plan reception with south facing floor to ceiling windows allowing excellent light. The kitchen area offering integrated appliances to include larder fridge/freezer, washer/drier, oven and hob, range of wall and base units, and breakfast bar. A sliding patio door opens onto the excellent size balcony which provides space to entertain.

The master bedroom is a delightful double room with floor to ceiling window to southern aspect allowing light. Guest bedroom offers a double room and space for wardrobes, access to a second balcony with views towards the city, Stoke and Millfields. The family bathroom comprises modern white suite offering bath with glazed screen and shower over, pedestal wash hand basin with mirror over, dual flush WC, extractor fan to ceiling and ample lighting.

Outside there is an allocated parking space within a gated car park located under the building. Within the car park there are also bicycle storage cupboards.

AGENTS NOTE: The External image used in this advert was taken in 2023 as the property has currently got scaffolding. An internal inspection of this wonderful apartment can be highly recommended.

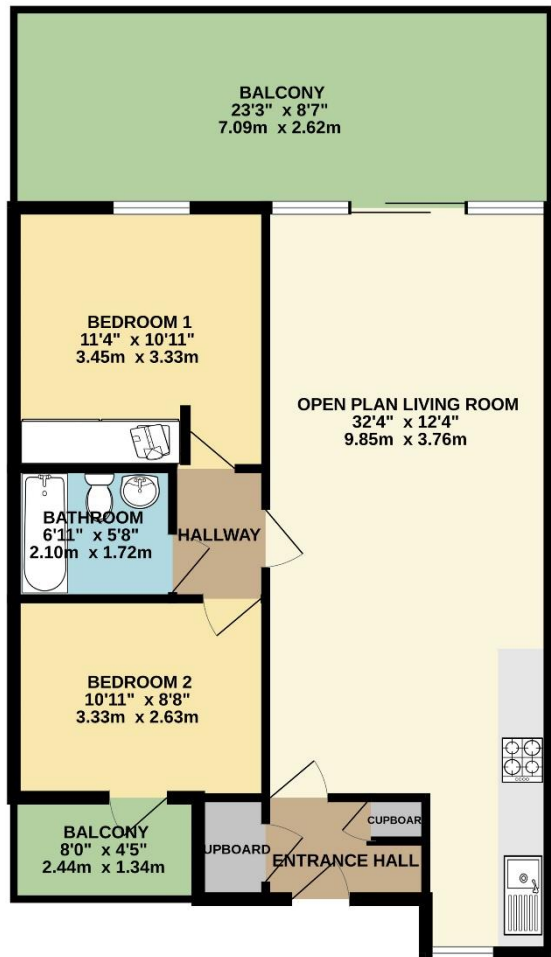
We understand the apartment is held on Lease with 234 years remaining and subject to a service charge of approximately £1200 per year from but this is subject to change and an annual ground rent of approximately £0. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



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

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TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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