



Flat 18, 43 Millbay Road, Millbay, Plymouth, Devon, PL1 3NJ

Guide Price £220,000

'Cargo 2' is a contemporary development in the heart of the Millbay regeneration area, only a moment's walk from King Point Marina, School of Creative Arts and the emerging new waterside. The historic Royal William Yard, The Hoe and The Barbican are all also within easy walking distance.

From Millbay Road a security-controlled and very well-presented entrance foyer, provides level lift access and stairs to all floors and gentle ramp down to the gated car park where allocated parking is provided for one vehicle. From the third floor landing the front door leads into a spacious entrance hall with engineered oak wooden floors leading through to dual aspect open plan reception.

The light and airy reception offers comprehensively fitted kitchen with high gloss white fronted base and wall mounted units with integrated Zanussi appliances to include larger fridge/freezer, dishwasher, electric oven and four ring hob. This stunning reception room has a delightful aspect with a full height picture window and patio doors, in the corner of the room, with the most impressive views of King Point Marina, the ferry port and Plymouth Sound beyond. The French doors lead you on to the large, covered balcony with views in full.

The master bedroom is a spacious double room with a South facing aspect, a window to the front with views in full, a dressing area which has double fitted wardrobes offering storage. An ensuite shower room comprises an enclosed walk-in shower, wall mounted sink and WC, with mirror over, heated towel rail, part tiled walls and floors. Bedroom two is a double room, light and spacious with a Southerly aspect.

The family bathroom offers a bath with shower over, wall mounted sink and WC with mirror over, heated towel rail with part tiled walls and floors. Within the hall a pair of cupboards allow space for washer/dryer, storage, and gas central heating system.

This beautiful apartment benefits from triple glazed windows and a clean air ventilation system. An early viewing is essential to appreciate this apartment set in a convenient location.

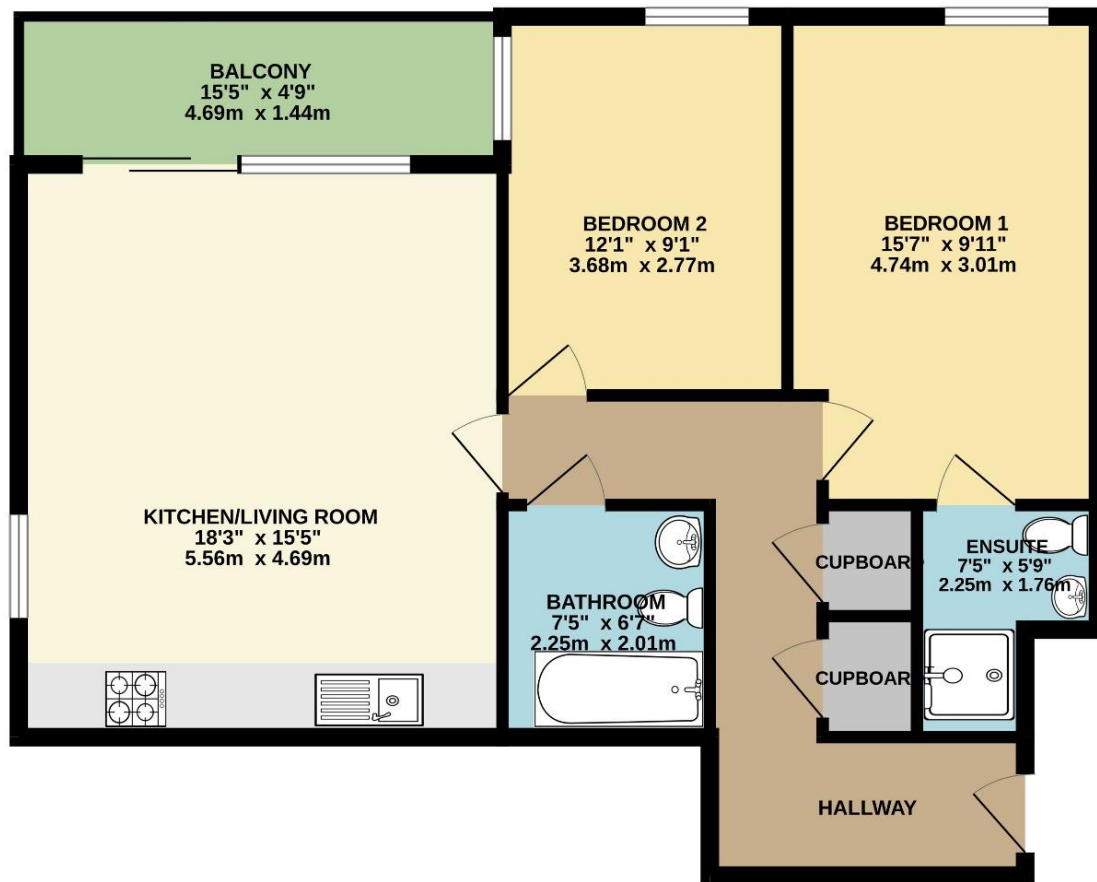
We understand the apartment is held on Lease with 232 years remaining and subject to a service charge of approximately £697.25 per quarter from 25th December 24 - 24th March 2025. But this is subject to change and an annual ground rent of approximately £62.50 Per quarter. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

Agents Note: The images used in this advert are of when the apartment was vacant.

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







TOTAL FLOOR AREA : 753 sq.ft. (69.9 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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