



Flat 9, The Bridge, Custom House Lane, West Hoe, Plymouth, Devon, PL1 3TB



**Price £275,000**



The Bridge is a development situated within Millbay Marina Village. The property commands spectacular views across Mount Edgecumbe, Drakes Island and beyond to Plymouth Sound with principal accommodation taking advantage of the views.

Located on the third floor, accessed via the stairs or lift is this extremely spacious two-bedroom apartment benefiting from two balconies. The property requires a degree of modernisation.

From the front door, the spacious hallways allow access into all rooms including the storage/ airing cupboard housing the hot water tank. The bathroom and ensuite are both partly tiled and include a bath with shower over, WC and a hand wash basin with mirror above. The ensuite also benefits from having a bidet.

The master bedroom is more than adequate with plenty of space for a double bed and additional furniture. One of the balconies is accessed via double doors from this room and has sea views over Millbay. The second bedroom is a double and has views towards Drakes Island.

The kitchen has access out onto the second balcony to the side of the apartment. It houses a range of appliances include a fridge freezer, eye level microwave and oven, four ring electric hob with fan over, washing machine, dishwasher and a sink and a half with draining unit. There are two internal windows to one side of the kitchen which look into the lounge/ diner.

The south facing, open plan lounge/diner is a very large, open space with lots of windows allowing lots of natural light in. The room has some beautiful sea views looking out to Drakes Island and a Juliet balcony accessed by double doors at the front. There is an additional door to the side which connects to the side balcony, connecting to the kitchen.

This property comes with a garage, and we advise early viewings to appreciate this fine apartment in a superb location.

AGENTS NOTE: Cash buyers only.

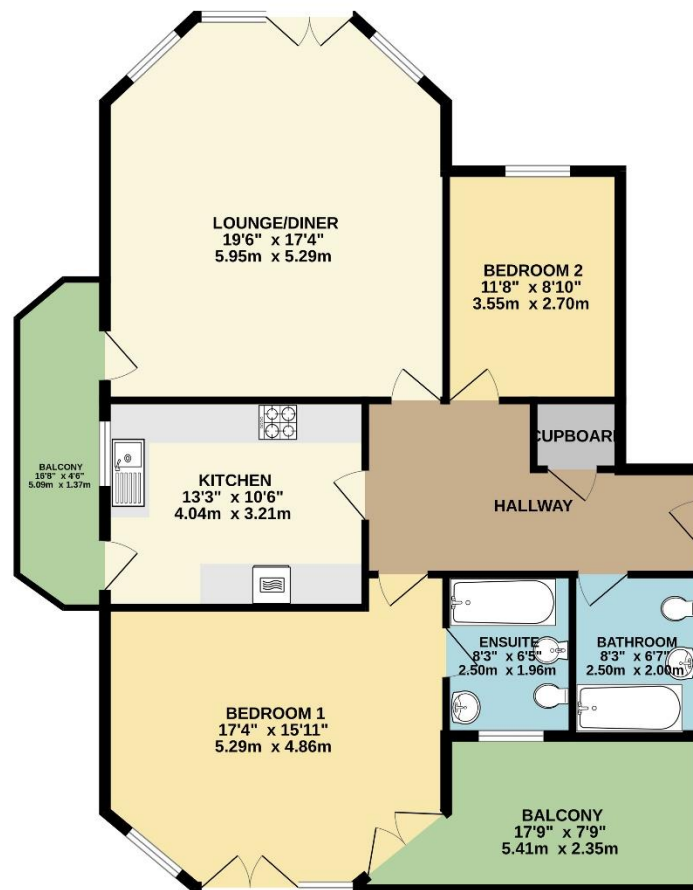
We understand the apartment is held on Lease for a term of 999 years from 1988 and subject to a ground rent of approximately £1.20 per annum and an annual service & maintenance charge of approximately £2,295 per annum. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



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







TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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