



15 The Bridge Custom House Lane, Millbay, Plymouth, Devon, PL1 3TB

Price £250,000



Lang Town and Country are pleased to offer this stunning fifth floor apartment in a prime location within a waterside village with the added benefit of its own 10m berth. This spacious, triple aspect, apartment commands views over Millbay and King Point marina. Millbay Marina Village was designed and built in the late 1980's and occupies a waterside quay with its own sheltered and very private marina, so much that it has become the permanent home for the inshore and offshore RNLI lifeboats due to its position and easy access into Plymouth Sound. The marina village is a unique development of town houses and luxury apartments with communal grounds and parking.

This truly stunning apartment has been completely renovated in recent years, including a new kitchen, beautiful shower room, underfloor heating and 'state of art' electrics.

Located on the fifth floor, accessed via the stairs or lift is this spacious one-bedroom apartment benefiting from two balconies. The accommodation comprises a hallway with doors to all rooms. The living room has ample space for soft furnishings and a large bay with a door to a Juliet balcony with views over Millbay. There is a second door that leads to the good-sized primary balcony with the same views. An archway leads you to the modern kitchen which comprises of a range of base units with worksurfaces, wall units and a sink unit. The light and airy bedroom has windows and doors leading to the second useable balcony. There is a modern, fully tiled, shower room comprising a shower cubicle, W.C and modern sink. The apartment has its own 10m berth in the Millbay Village Marina, a garage and additional parking available in the Marina car park (subject to permit) This is a very rare opportunity for a boat owner who wants their own berth which comes with a "pied-a-terre".

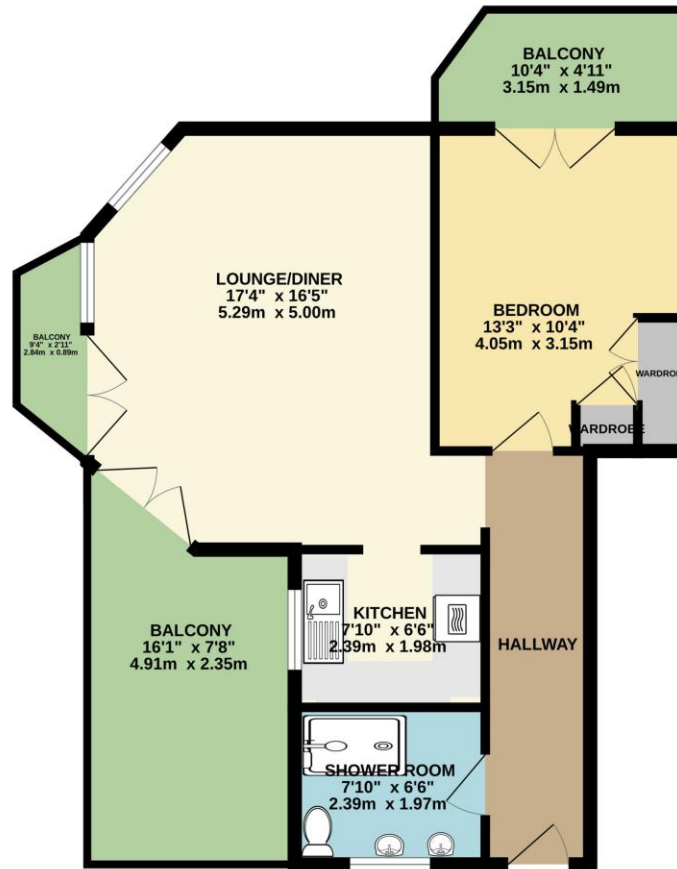
Lease Information: We understand the apartment is held on Lease withyears remaining and subject to a service charge of approximately per year from *DATE ON PQ* but this is subject to periodic review and an annual ground rent of approximately The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on **01752 200 909**

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TOTAL FLOOR AREA: 553 sq.ft. (51.4 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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