



Lye House, Kingdom Street, Millbay, Plymouth, PL1 3GL

£430,000 LEASEHOLD EPC:B

**ATWELL
MARTIN**
ESTATE AGENTS



Kingdom Street

Millbay, Plymouth, PL1 3GL

Stunning 2 bed Penthouse in Lye House with Westerly views of Plymouth Sound, Drakes Island, and Mount Edgcumbe. Open plan living area, modern kitchen with Neff appliances and island, en suite master bedroom, covered balcony, secure parking with electric charging point. Millbay Regeneration Area.

Council Tax band: D

Tenure: Leasehold

- Waterside Penthouse Apartment
- Two Double Bedrooms
- En Suite
- Bathroom
- Open Plan Living Room/Kitchen
- West Facing Balcony
- High Floor to Ceiling Height
- Regeneration Area
- Access to South West Coastal Path
- Secure Gated Parking with 7.2KW (32A) Electric Car Charging Point

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A two bedroom Penthouse Apartment situated in Lye House offering an attractive Westerly aspect offering views toward Plymouth Sound, Drakes Island, Mount Edgcumbe, the Stonehouse Peninsular and across the working harbour of Millbay with its Lifeboat Station, International Ferry Port and the popular King Point Marina.

Lye House forms part of the wider Millbay Regeneration Area which is being undertaken by English Cities Fund and is creating Plymouth's newest waterfront district. Millbay has already played host to Sail GP, providing the servicing and water entry points for the race boats and with further plans for more mixed use development Millbay will become increasingly attractive for residents and visitors alike.



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With high floor to ceiling heights, this property offers two bedrooms, the master with en suite which includes a rainfall shower, a family bathroom, ample storage cupboards which include a washer dryer and an open plan living room and kitchen which is fitted with a Neff induction hob, Neff electric fan assisted oven, dishwasher, fridge, freezer and wine cooler topped with an attractive Silestone work surface and a bespoke glazed splashback.

The kitchen has also been improved by the current owners with the addition of an island to the kitchen which provides seating and is topped with a natural wooden work surface. From the living room, there is access to a delightful covered balcony which takes best effect of that wonderful westerly aspect overlooking the water and is perfect for al fresco dining. The property also offers an undercover and secure parking space in the undercroft parking area which benefits from a 7.2KW (32A) Electric Car Charging Point.

Agents Note: In relation to The Building Safety Act 2022 - The current Vendors have issued their Leaseholder Deed of Certificate to the Management Company and await the Freeholder Certificate by return. For the purposes of the Act, we are advised that the current owners are considered to be a qualifying Lessee and, as such, are able to pass on their status as a qualifying Lessee to persons similarly qualifying through the Conveyance of this Leasehold Property.





Secure Gated

1 Parking Space

The property offers a secure gated parking space in the undercroft parking area which has a 7.2KW (32A) Electric Car Charging Point.

Tenure & Service

Tenure: Leasehold

Lease Length: 231 years remaining

Service Charge: £3000 per annum

Ground Rent: £250 per annum

EPC: B

Council Tax Band: D



LYE HOUSE APARTMENT FIFTH FLOOR

Plot 2.32

2 Bedroom, Type F-2G1

Total Area

71.9m²

774ft²

Kitchen / Living / Dining

6,488 x 3,878mm

21' 3" x 12' 9"

Master Bedroom

3,825 x 3,200mm

12' 7" x 10' 6"

Bedroom 2

4,500 x 2,700mm

14' 9" x 8' 10"

C = Cupboard

WD = Washer Dryer

W = Wardrobe





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