



**Caroline Place, Millbay, Plymouth PL1 3PS**



**welcome to**

**Caroline Place, Millbay, Plymouth**

CHARACTERFUL GROUND FLOOR PROPERTY! A very generously proportioned one bedroom flat in a fantastic waterside location, with NO ONWARD CHAIN and character features throughout! Boasting a beautiful communal garden it must be seen to be fully appreciated! Call to view!



### Lounge/Diner

18' 4" max x 14' 6" max ( 5.59m max x 4.42m max )

Two front facing original single glazed sash windows, two radiators, fireplace surround, archway to Kitchen.

### Kitchen

14' 11" max x 6' 10" max ( 4.55m max x 2.08m max )

Front facing original single glazed sash window, fitted kitchen, matching wall and base units, work surface, tiling, stainless steel drainer sink, electric hob with oven below, cooker hood above, space and plumbing for a washing machine and fridge freezer, gas central heating boiler.

### Bedroom One

13' 7" x 12' 7" ( 4.14m x 3.84m )

Rear facing original single glazed sash window, radiator, two built in storage cupboards.

### Bathroom

Rear facing upvc obscure double glazed window, bath with shower over, WC, pedestal sink, tiling, radiator.



Total floor area 58.3 m<sup>2</sup> (627 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Caroline Place, Millbay, Plymouth

- One double bedroom ground floor flat
- Highly sought after waterside location
- Large light and airy living room
- Well presented kitchen and bathroom
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MUP107598 - 0011

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