



MILLINGTON TUNNICLIFF

www.millingtontunncliff.co.uk

Maritime Square, Plymouth, PL1 4SX

Guide Price £585,000

3 2 1



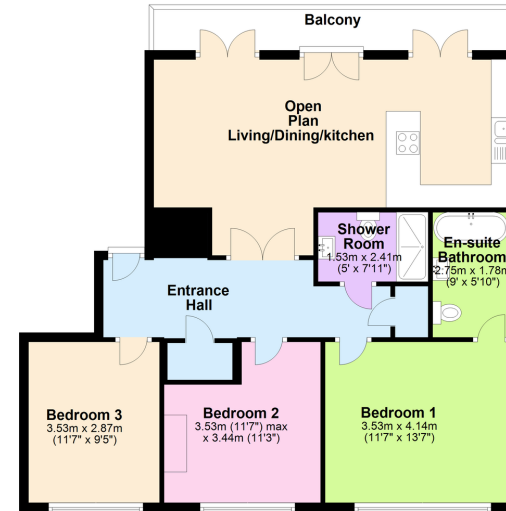
- Exceptional 3 Double Bedroom Second Floor Apartment
- High End Integrated Kitchen
- Three Sets Of French Doors To The Southerly Facing Balcony
- Coated Aluminium Double Glazed Picture Windows Throughout
- EPC B 83
- South Western Corner Of This Prestigious Development Of Mount Wise
- Quality En Suite And Family Shower Room Fittings
- Underfloor Heating
- 999 Year Lease From 2011
- Two Allocated Car Hardstands, One Immediately Outside The Apartment Entrance





An exceptional 3 double bedroom second floor apartment set on the south western corner of this prestigious development, enjoying arguably one of Plymouth's finest vistas with aspect towards Plymouth Sound and Cremyll. The property is approached off a communal landing with picture window looking south which leads to a self contained entrance, fabulous open plan living/dining/kitchen having high end integrated appliances and no less than three sets of French doors to a balcony, family shower room, the 3 bedrooms and high end en suite bathroom. The apartment has underfloor gas fired heating, coated aluminium picture windows and a full length paved balcony with stainless steel and glazed railings. There is an allocated car hardstand immediately outside and a further space nearby. No chain. EPC B 83.

Second Floor
Approx. 88.6 sq. metres (953.6 sq. feet)



Total area: approx. 88.6 sq. metres (953.6 sq. feet)

5024 3:25 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact](#)

Energy performance certificate (EPC)

10. 10/10/2024 11. 10/10/2024 12. 10/10/2024	Energy rating B	Valid until 28 April 2028
Property type Top-floor flat	Certificate number 8867-7634-2460-7913-9026	
Total floor area 94 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

Energy rating and score

This property's energy rating is B. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

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