



Flat 108, 29 Phoenix Street, Millbay, Plymouth, Devon, PL1 3DN



Price £170,000



Perfectly positioned in one of Plymouth's most sought-after locations, this impressive apartment enjoys a convenient setting close to the city's stunning waterfront, the historic Royal William Yard, and Plymouth city centre. Residents can take full advantage of the area's exceptional amenities, including the nationally acclaimed Theatre Royal Plymouth, Drake Circus shopping centre, and the vibrant Barbican, renowned for its cobbled streets, independent boutiques, waterside restaurants, cafés and bars.

Beautifully presented throughout, the apartment offers stylish and contemporary accommodation, ideal for modern living. A welcoming entrance hallway provides access to all principal rooms and benefits from a useful storage cupboard.

The heart of the home is the superb open-plan kitchen/living room, creating a fantastic space for both relaxing and entertaining. The kitchen is fitted with a range of modern units and ample worktop space, while the living area enjoys direct access to a private balcony, providing an excellent spot to sit and unwind.

The property offers two well-proportioned double bedrooms, with the principal bedroom benefitting from a private en-suite shower room. The second bedroom provides flexible accommodation and would make an ideal guest room, home office or additional bedroom.

A modern family bathroom is fitted with a contemporary white suite comprising a bath with shower over, wash hand basin and WC.

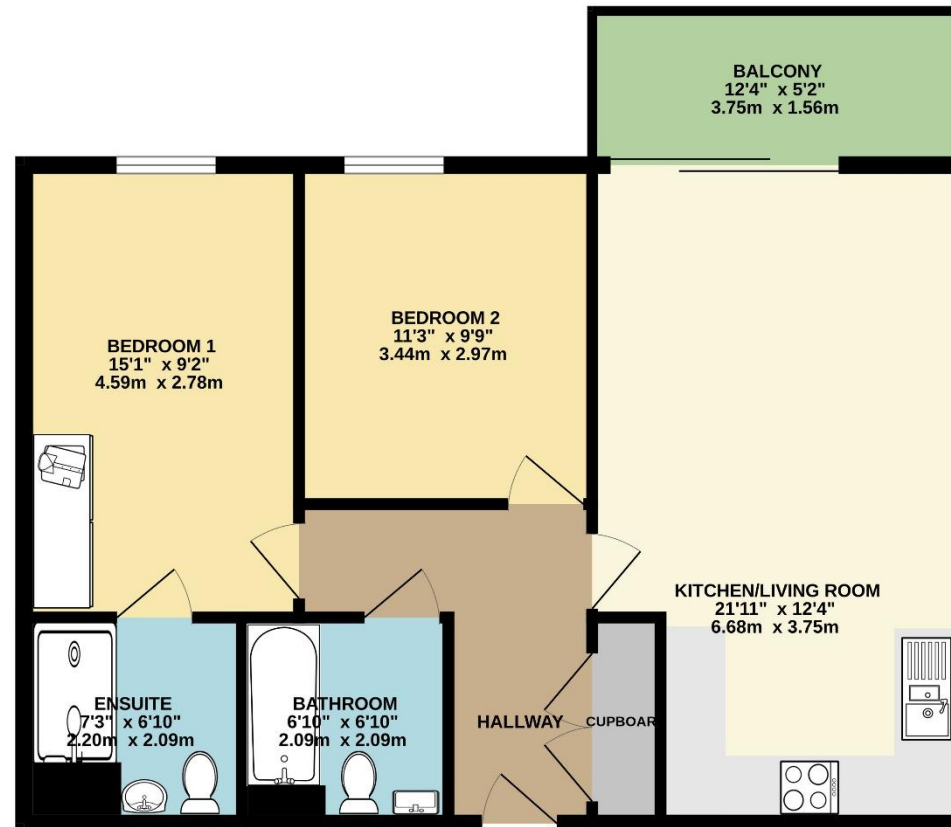
Further benefits include double glazing, lift access and an allocated parking space within a secure underground car park, offering both convenience and peace of mind.

We understand the apartment is held on Lease with 230 years remaining and subject to a service charge of approximately £3,360 per year and an annual ground rent of approximately £200 but this is subject to periodic review. 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 256000**





TOTAL FLOOR AREA : 683 sq.ft. (63.4 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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