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### **£160,000 LEASEHOLD**

**An immaculately presented one double bedroom first floor apartment, open plan lounge/kitchen/diner, private veranda, modern fitted bathroom, UPVC double glazing and gas central heating.**

**MILLBAY ROAD, MILLBAY, PLYMOUTH**

**EPC - B**



## **PROPERTY DETAILS**

**This beautifully presented one double bedroom apartment is located on the first floor of a modern development on Millbay Road. With its prime location near King Point Marina and easy access to the City Centre, Plymouth Hoe, and Royal William Yard, this apartment offers a great opportunity for first-time buyers or investors alike!**

**The property offers a fantastic open-plan living space comprising a lounge, kitchen and dining room, providing a perfect area for relaxation and entertaining. The kitchen is well-fitted with integrated appliances, whilst the lounge opens onto a private veranda, which enjoys delightful views towards the Marina, and a stylish bathroom with contemporary fittings. Double glazing and central heating ensure comfort year-round. The property also benefits from allocated parking, adding further convenience to an already desirable home.**

### **COUNCIL TAX BAND – B**

Communal entrance via entry phone system with communal post boxes, stairs and lift to all floors, and wall mounted electric heaters. Door providing access to a secure and gated underground car park.

Stairs to first floor.

Private solid door to;

#### **ENTRANCE HALL**

Panelled radiator, solid wood flooring, wall mounted entry phone system, utility cupboard housing wall mounted boiler providing hot water and central heating, space and plumbing for a washing machine. Doors lead off the entrance hall providing access to all further rooms.

#### **OPEN PLAN LOUNGE/KITCHEN/DINER**

**17'5 x 12'5 overall (5.31m x 3.78m overall)**

The kitchen area comprises of a range of white high gloss base and eye level storage units, integrated fridge freezer, electric oven and hob with glass splashback, integrated dishwasher, inset one and a half bowl single drainer stainless steel sink with mixer tap, solid wood flooring, panelled radiator to dining area. The lounge area comprises of UPVC double glazed window and matching UPVC sliding doors providing access to;

#### **PRIVATE VERANDA**

**22'9 x 5'5 (7m x 1.7m)**

A quiet and private outside space with a westerly aspect, enjoying views across King Point Marina. Being covered and paved, with wooden balustrading and tongue and groove oak clad covering.

#### **BEDROOM**

**12'5 x 10'5 (3.7m x 3.1m)**

Triple wardrobe unit with sliding doors and hanging, panelled radiator, UPVC double glazed window.

## **BATHROOM**

### **6'8 x 6'2 (2.1m x 1.9m)**

Modern white suite comprising panelled bath with mixer tap and shower attachment, fully tiled surround and glazed shower screen. Low level WC, wash hand basin with mixer tap, fitted wall mirror, extractor fan, stainless steel towel rail, tiled flooring, ceiling spotlights.

## **OUTSIDE**

Beneath the block of apartments is a secure and gated underground car park, with 1 allocated parking space belonging to the property. There is also a useful communal bin store and communal bike store.

## **ADDITIONAL INFORMATION**

The tenure of the property is leasehold with 230 years remaining on the lease. FirstPort Property Management oversees a yearly service and maintenance charge of £1,600.00 per annum alongside an annual ground rent of £150.00.

## **BUYERS INFORMATION**

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

## **SERVICES**

All main services are connected to the property.

## **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

## **The Consumer Protection Regulations**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.




Approximate Gross Internal Area = 45.8 sq m / 493 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID433780)

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

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