



Connells

Flat 27 Millbay Road
Plymouth



Property Description

We are delighted to introduce this luxury third floor south facing apartment to the market, situated in a prime central location. Benefiting from one double bedroom, open-plan kitchen/living/dining room, bathroom, balcony sporting stunning far-reaching sea views and secure private parking.

Located in one of Plymouth's most sought-after locations, offering access to a host of local amenities including array of shops, cafes, doctors' surgery, pharmacy and public houses whilst being a stone's throw away from the waterfront and within walking distance of the city centre and the historic Barbican and the Royal William Yard.

As you enter into the hallway you will find a storage cupboard which contains a washer/dryer and gas-fired boiler, this then leads to a spacious bright and airy open-plan kitchen/living/dining room offering contemporary living with modern matching wall and base and built-in appliances. This space also has sliding patio-style door to the balcony which offers breathtaking far-reaching sea views. This apartment also has a well-presented good-sized double bedroom with built-in wardrobe space and bathroom comprising bath with overhead shower, hand basin and W.C. This apartment also offers secure private parking, perfect for those who drive and both lift and stair access to the third floor.

This property is being sold with no chain and is an attractive opportunity for a first-time

buyer or investor.

EARLY VIEWINGS ADVISED

Kitchen/Living/Dining Room

18' 5" maximum x 15' maximum (5.61m maximum x 4.57m maximum)

Bedroom

13' 6" maximum x 10' 9" maximum (4.11m maximum x 3.28m maximum)

Bathroom

7' 4" x 5' 7" (2.24m x 1.70m)

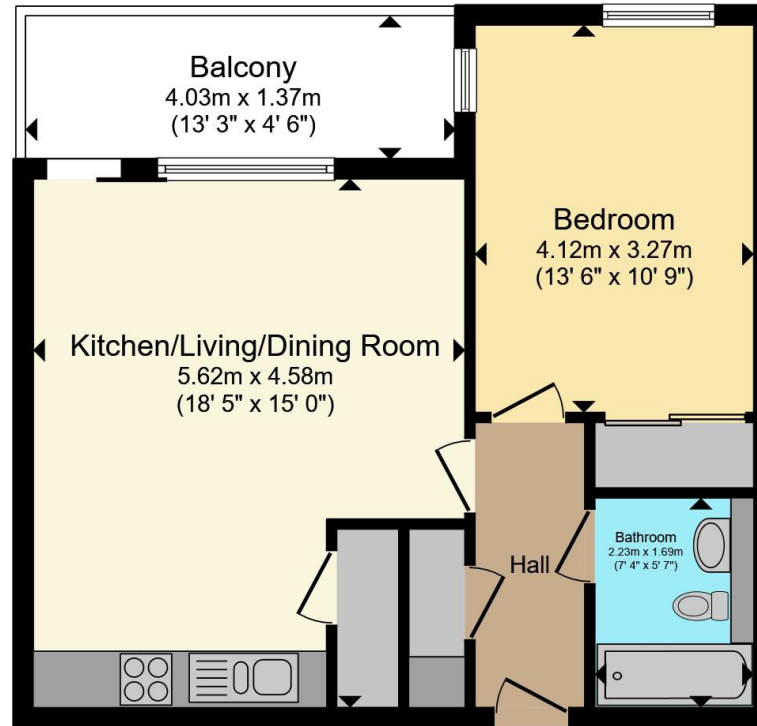
Balcony

13' 3" x 4' 6" (4.04m x 1.37m)









Total floor area 47.8 m² (514 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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32 Mannamead Road
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EPC Rating: B Council Tax Band: B

Service Charge: 2120.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/PLH313672](https://www.connells.co.uk/Property/PLH313672)

This is a Leasehold property with details as follows; Term of Lease 250 years from 22 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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