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Opening Hours

Monday - Friday
 9.15am—5.30pm

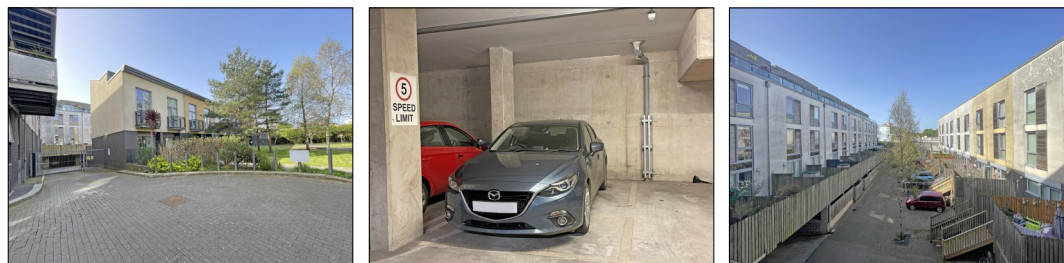
Saturday

9.00am—4.00pm

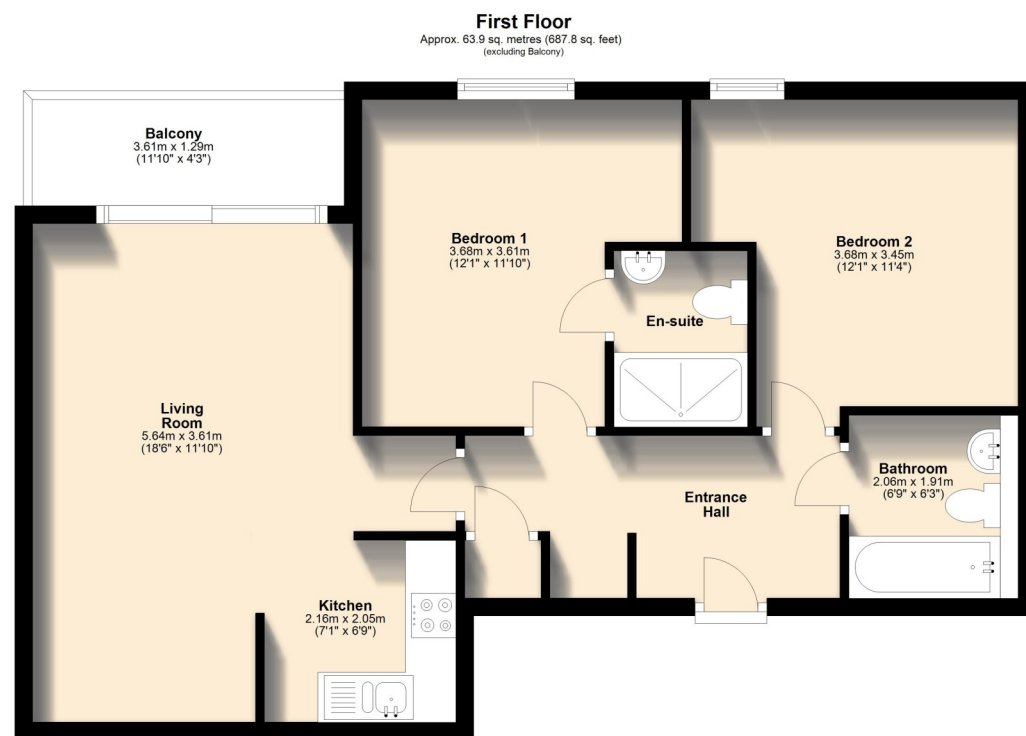
(Central Plymouth Office Only)

Our Property Reference:

10/D/26 5923

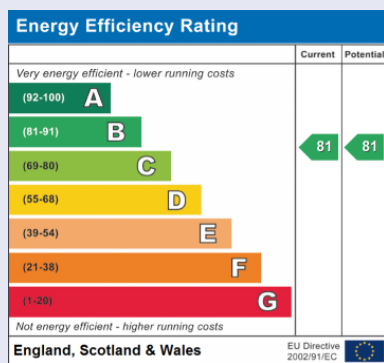


Floor Plans...



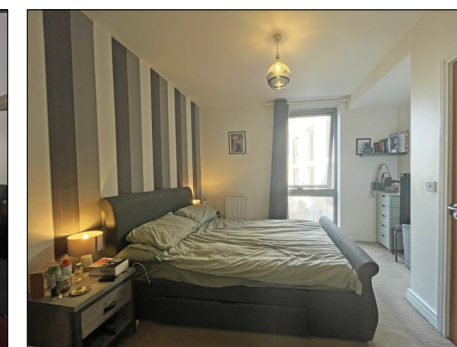
Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.



PLYMOUTH HOMES ESTATE AGENTS

Draft Details – Not Approved & Subject To Change



**51 Brittany Street, Millbay,
 Plymouth, PL1 3FN**

- CENTRALLY LOCATED**
- 2 DOUBLE BEDROOMS**
- SECURE PARKING**
- PRIVATE BALCONY**
- CENTRAL HEATING**
- DOUBLE GLAZING**
- EN-SUITE**

*We feel you may buy this property because...
 'Of the prime central location and spacious accommodation on offer.'*

£145,000

www.plymouthhomes.co.uk

Number of Bedrooms
Two Double Bedrooms

Property Construction
Traditional Construction

Heating System
Gas Central Heating

Water Meter
Yes

Parking
Gated Parking Space

Outside Space
Private Balcony

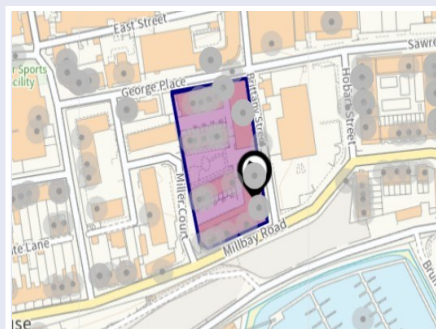
Council Tax Band
C

Council Tax Cost 2026/2027
Full Cost: £2,170.53
Single Person: £1,627.90

Stamp Duty Liability
First Time Buyer: Nil
Main Residence: £400
Second Home or Investment Property: £7,650

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Title Plan Guideline



Introducing...

This spacious, first floor flat is located within a prime central location, lies close to the city centre and waterfront and benefits from a secure, gated parking space. Internally the accommodation offers an open plan living room incorporating the lounge, dining and kitchen areas. There are two good sized double bedrooms, en-suite, bathroom and a private, west facing balcony from the living room. Further benefits include double glazing, central heating, lift service and access to a central, communal garden. Plymouth Homes advise an early viewing to appreciate this lovely property.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

Entry is via a secure, communal main entrance with stairs and lift service to the first floor and private door into flat 51.

FIRST FLOOR

ENTRANCE HALL

With radiator, wood effect laminate flooring, entrance door, storage cupboard and recess, doors to all rooms.

LIVING ROOM

5.64m (18'6") x 3.61m (11'10")

A good size, open plan reception space incorporating the lounge, dining and kitchen areas. With radiator, wood effect laminate flooring, wall mounted electric fire, glazed patio door to the balcony, open plan into the kitchen.

BALCONY

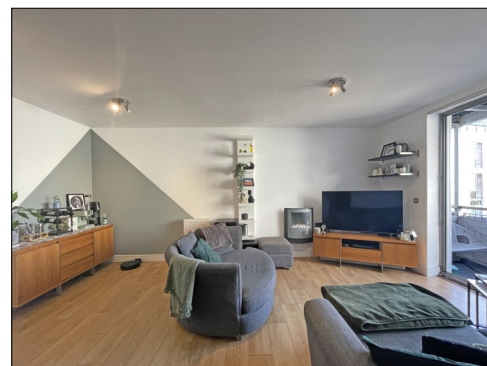
3.61m (11'10") x 1.29m (4'3")

An enclosed, private and west facing balcony.

KITCHEN

2.16m (7'1") x 2.05m (6'9")

Fitted with a matching range of base and eye level units with worktop space above, 1 ½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, integrated washer/dryer, electric oven and four ring electric hob with stainless steel cooker hood above, space for upright fridge/freezer, wood effect laminate flooring.



BEDROOM 1

3.68m (12'1") x 3.61m (11'10")

A good-sized double bedroom with full height double glazed window to the rear, radiator, door into the en-suite.

EN-SUITE

1.98m (6'6") x 1.50m (4'11")

Fitted with a three-piece suite comprising pedestal wash hand basin, recessed shower cubicle with fitted electric shower above, low-level WC, tiled splashbacks, extractor fan, shaver point, radiator.

BEDROOM 2

3.68m (12'1") x 3.45m (11'4")

A second double bedroom with Full height double glazed window to the rear, radiator.

BATHROOM

2.06m (6'9") x 1.91m (6'3")

Fitted with a three-piece suite comprising panelled bath with shower above, shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, wall mounted mirror, shaver point, radiator.

OUTSIDE

Residents also have the use of the communal garden located with the centre of the development.

PARKING

The property benefits from a secure, gated parking space within an underground parking area. From the parking area access is given to a bin store and secure bike shed.



LEASEHOLD

The term of the lease for this property is 250 years from 2008. This information was gathered from the information held by the Land Registry. We have also been verbally informed by the seller, at the time of listing the property, that their ground rent/maintenance payments are approximately £3,180 per year. This will be verified by the purchasers legal advisor during the conveyancing process. We recommend that potential purchasers inform their mortgage company and legal advisor of the lease term and ground rent prior to commencing a purchase.

AGENT'S NOTE

We're informed the lift within the block is currently out of order and awaits repair.