

## Contact us

Central Plymouth Office  
22 Mannamead Road  
Mutley Plain  
Plymouth  
PL4 7AA  
**(01752) 514500**

North Plymouth and  
Residential Lettings Office  
56 Morshead Road  
Crownhill  
Plymouth  
PL6 5AQ  
**(01752) 772846**

Email Us  
[info@plymouthhomes.co.uk](mailto:info@plymouthhomes.co.uk)

Website  
[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

Opening Hours  
Monday - Friday  
9.15am—5.30pm  
Saturday  
9.00am—4.00pm  
(Central Plymouth Office Only)

Our Property Reference:  
08/E/26 5950

## Can We Help Further?

### Selling a Property?

At Plymouth Homes we like to think differently - we are renowned for our pro-active approach in securing you a buyer for your home. Striving to consistently deliver and exceed the expectations of our clients takes energy and enthusiasm from our highly motivated team along with quality marketing materials. About two thirds of our business comes from personal recommendations and repeat business; it's our level of service and attentiveness to detail that truly sets us apart. Our selling fees are highly competitive, we do not tie our clients into fixed term agreements nor charge upfront marketing or withdrawal fees.

### Would You Like a Solicitor Recommendation?

We are happy to recommend solicitors that we know offer high levels of customer care. We only recommend local firms that operate on a competitive fixed fee basis, with some also offering a no sale - no fee option. Our panel of recommended solicitors are specifically chosen on their approachability and desire to make you move as smooth as possible.

### Require a Mortgage?

If you are looking for mortgage advice we can recommend mortgage experts who we have worked with for many years. Chris Pascoe and Mike Perkins are independent Mortgage Consultants and our preferred financial services partner. They can offer you independent advice and solutions for your mortgage, pension, retirement planning, investment and protection needs. They can access all available products in the market and can source the perfect fit for your needs, that's 'whole of market' advice with access to exclusive deals and rates – and they will also do all the paperwork for you. Call us to arrange your free no obligation consultation.

### Lettings

Our lettings department are highly skilled in placing the right tenant into the right property. Their services range from finding you a tenant only to a fully managed service where they will guarantee your rent, even if your tenant doesn't pay! They will also offer you impartial advice before you buy an investment property and give you guidance with regard to potential rental yields. Please contact Jacqui and her team on (01752) 772846 and select option 2 for lettings.

### Need an EPC?

We are qualified Domestic Energy Assessors and carry out Energy Performance Certificates for the competitive fee of only £120 including VAT. This is discounted to £90 including VAT for clients selling with Plymouth Homes. Please contact us on (01752) 514500 to book your appointment.

## 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



MODERN APARTMENT  
DOUBLE BEDROOM  
PRIVATE BALCONY  
PRIME LOCATION  
GATED ALLOCATED PARKING  
INTEGRATED APPLIANCES  
VIEWING RECOMMENDED

**Flat 30, 43 Millbay Road, Millbay  
Plymouth, PL1 3NJ**

*We feel you may buy this property because...*  
'This impressive sixth floor modern apartment is positioned in a prime central location and offered for sale with no onward chain'

**£160,000**

[www.plymouthhomes.co.uk](http://www.plymouthhomes.co.uk)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	78

EU Directive 2002/91/EC  
England, Scotland & Wales

**Number of Bedrooms**  
One Double Bedroom

**Property Construction**  
Traditional Construction

**Heating System**  
Gas Central Heating

**Water Meter**  
Yes

**Parking**  
Gated Parking Space

**Outside Space**  
Private Balcony

**Council Tax Band**  
B

**Council Tax Cost 2026/2027**  
Full Cost: £1,899.22  
Single Person: £1,424.42

**Stamp Duty Liability**  
First Time Buyer: Nil  
Main Residence: £700  
Home or Investment  
Property: £8,700

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

### Introducing...

This well presented, sixth floor apartment is located within a prime central location close to King Point Marina and the City Centre. Accessed via a lift or internal staircase, the accommodation comprises an entrance hall, spacious open plan living room incorporating the lounge, dining and kitchen areas, double bedroom and bathroom. Further benefits include integrated kitchen appliances, double glazing, central heating, a secure gated parking space and private balcony. Plymouth Homes recommend an early viewing to appreciate the proximity to the city centre, waterfront and the well-presented accommodation on offer.

### The Accommodation Comprises...

#### ENTRANCE

A communal front door, with video entry to Flat 30, leads to an impressive foyer with a lift and stairs rising to the sixth floor.

#### ENTRANCE HALL

Radiator, utility cupboard with space and plumbing for a washing machine and the wall mounted gas combination boiler.

#### LOUNGE/KITCHEN/DINING 6.30m (20'8") max x 4.08m (13'5")

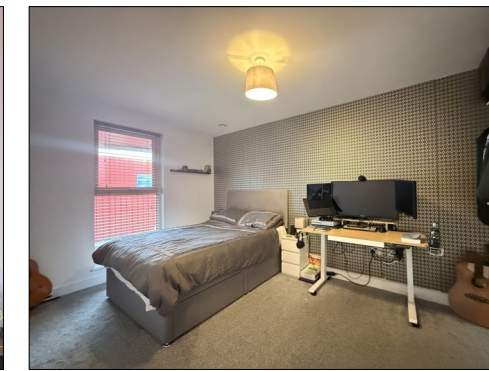
Lounge area with a double glazed window to the front and door and window to the balcony, radiator. Kitchen area fitted with a matching range of modern base and eye level units with worktop space above, 1+1/2 bowl stainless steel sink unit with a single drainer and mixer tap, integrated fridge/freezer and dishwasher, electric oven with a four ring ceramic hob and cooker hood above, under unit lighting, glass splashback.

#### BEDROOM 4.58m (15') max x 2.76m (9'1")

Double glazed window to the rear, radiator.

#### BATHROOM

Modern suite comprising a panelled bath with an independent shower and screen above, wash hand basin, low-level WC, part tiled walls, heated towel rail, shaver point, ceramic tiled floor, recessed spotlights.



#### OUTSIDE

#### BALCONY

Artificial grass, outside light.

#### PARKING

Allocated parking space in a gated parking area. There is also a communal bin store on the lower parking level.

#### LEASE DETAILS

The term of the lease for this property is 250 years from 2006. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £150 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments/service charge are approximately £1,600 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.

### Floor Plans...

