



67 Brittany Street, Millbay, Plymouth, Devon, PL1 3FN

Offers Over £183,000



Lang Town & Country are delighted to present this beautifully presented third-floor apartment, perfectly positioned to enjoy some of Plymouth's most sought-after waterfront amenities. Situated at 67 Brittany Street, this exceptional apartment enjoys an enviable location within easy reach of Plymouth City Centre, the vibrant Royal William Yard with its renowned restaurants, bars and cafés, King Point Marina, and the Cremyll Ferry, providing convenient access to the stunning grounds of Mount Edgcombe.

Accessed via either a lift or staircase, the apartment welcomes you into a spacious entrance hall with a generous airing cupboard housing the boiler, together with an additional useful storage cupboard.

The heart of the home is the impressive dual-aspect open-plan living space, flooded with natural light from floor-to-ceiling windows and sliding doors leading onto a private balcony. The balcony provides the perfect setting for relaxing or entertaining whilst taking in superb views across King Point Marina and towards the city skyline.

The contemporary kitchen has been thoughtfully designed and offers an excellent range of base and wall-mounted units complemented by an array of integrated appliances, including a larder fridge, separate freezer, washer/dryer, dishwasher, hob and oven, creating a stylish yet highly practical space.

The principal bedroom is a generous double and benefits from fitted access to a modern en-suite shower room comprising a shower enclosure, wash hand basin and WC. A second well-proportioned double bedroom has fitted wardrobes, also enjoys an attractive floor-to-ceiling window, providing excellent natural light. Both bedrooms have ceiling fans which will remain.

The family bathroom is finished to a high standard and features a three-piece suite comprising a panelled bath, pedestal wash hand basin with mirror over, and a low-level WC with dual flush.

Externally, the property further benefits from an allocated parking space within the secure gated residents' car park.

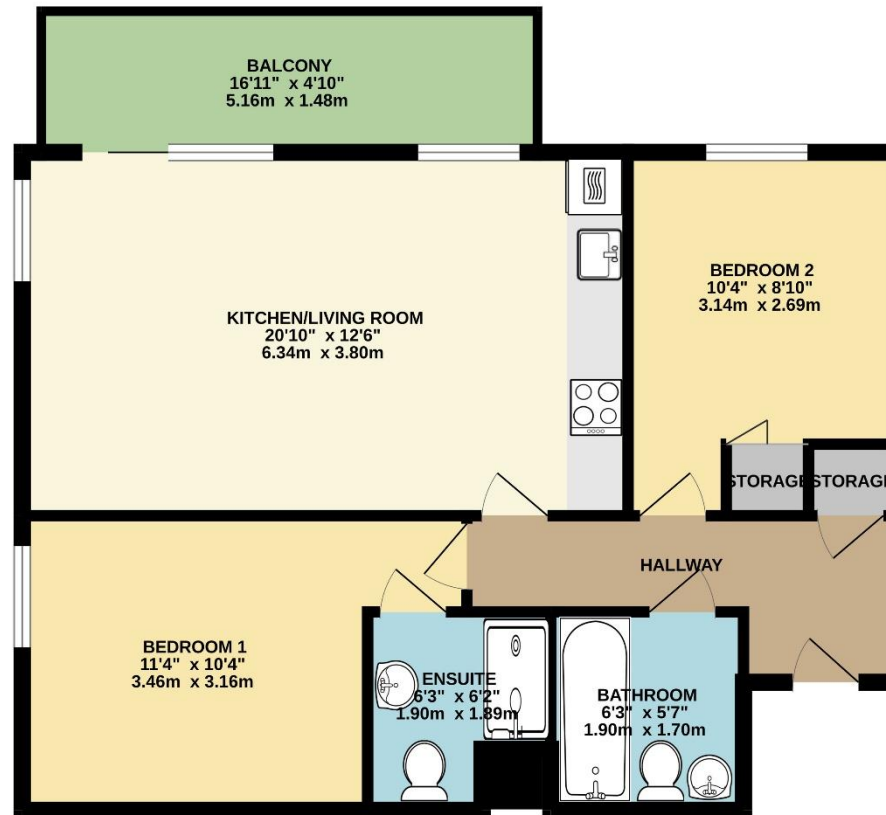
This is a superb opportunity to acquire a stylish waterfront apartment in a highly desirable location, ideal as a main residence, second home or investment purchase. An internal viewing is highly recommended to fully appreciate both the quality of accommodation and the outstanding setting.

We understand the apartment is held on Lease with 232 years remaining and subject to a service charge of approximately £3,655.31 per year, 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**



THIRD FLOOR



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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