Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



1 Millbay Road

Millbay, Plymouth, PL1 3LB

£139,950

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Superbly-situated central city top floor penthouse apartment with balcony and fabulous far-reaching views. The accommodation comprises an entrance hall, dual aspect living room, adjacent kitchen, 2 double bedrooms and shower room. All the usual McCarthy & Stone facilities. The apartment has double-glazing & electric heating. No onward chain. Over 60s only.







WESLEY COURT MILLBAY ROAD, PLYMOUTH, PL1 3LB

ACCOMMODATION
Front door opening into the hall.

ENTRANCE HALL 20'7 x 4'1 (6.27m x 1.24m)
Providing access to the accommodation. Storage heater. Recessed cupboard housing the electric meter, consumer unit and shelving. Further recessed cupboard with slatted shelving, hanging rails and housing the boiler. Loft hatch.

LIVING ROOM 17'7 x 10'8 (5.36m x 3.25m)
Dual aspect with 2 windows with fitted blinds to the side elevations providing lovely views towards Mount Edgecumbe and glimpses of the sea. To the rear, a full-height window with glazed doors opens onto the balcony, which enjoys views over Plymouth towards Central Park. Glazed double doors opening into the kitchen.

KITCHEN 7'3 x 6'11 (2.21m x 2.11m)
A range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Built-in oven. Separate AEG electric hob with a cooker hood above. Integral fridge. Integral freezer. Window with fitted blind providing views over the balcony towards Central Park.

BEDROOM ONE 13'3 x 13'3 to wardrobe rear (4.04m x 4.04m to wardrobe rear)
Recessed wardrobe with bi-folding mirrored doors. Additional built-in wardrobes, cupboards and bedside cabinets with a matching headboard. Window with fitted blinds with views over the balcony over Plymouth towards Central Park. Electric heater.

BEDROOM TWO 10'5 x 9'3 (3.18m x 2.82m)
Window with fitted blind providing views over the balcony over Plymouth and towards Central Park. Wardrobe.

SHOWER ROOM 6'9 x 5'7 (2.06m x 1.70m)
Comprising an enclosed shower with glass sliding doors, basin with a cabinet beneath and a mirror with light over and wc. Mirrored cabinet. Wall-mounted electric fan heater. Wall-mounted electric heated towel rail. Fully-tiled walls.

BALCONY 37'6 x 5'1 (11.43m x 1.55m)
Running the full-width of the property with lovely views over the surrounding area including views over Plymouth towards Central Park and views towards Mount Edgecumbe with glimpses of the sea.

COUNCIL TAX
Plymouth City Council
Council tax band B

AGENT'S NOTE
Please note that the current owners are unable to provide exact information about the lease length. We understand the lease to be 104 years remaining on a 125 year old lease which started in 2005.
The service charge is approximately £2375.41 paid twice yearly. The ground rent is approximately £230 paid twice yearly.

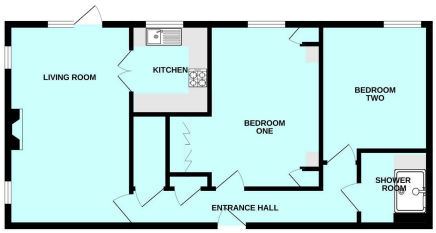
WESLEY COURT
Wesley Court has communal facilities which are offered to all residents and include a lounge, laundry room, guest facilities, garden, hobby room and activity room.

Area Map

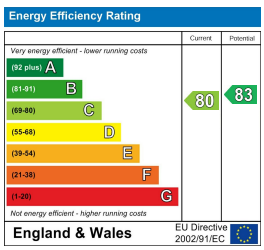


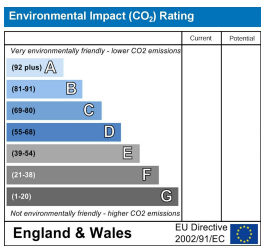
Floor Plans

GROUND FLOOR



Energy Efficiency Graph





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