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Floor Plans...

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Opening Hours

Monday-Friday

9.15am-5.30pm

Saturday

9.00am-4.00pm

(Central Plymouth Office Only)

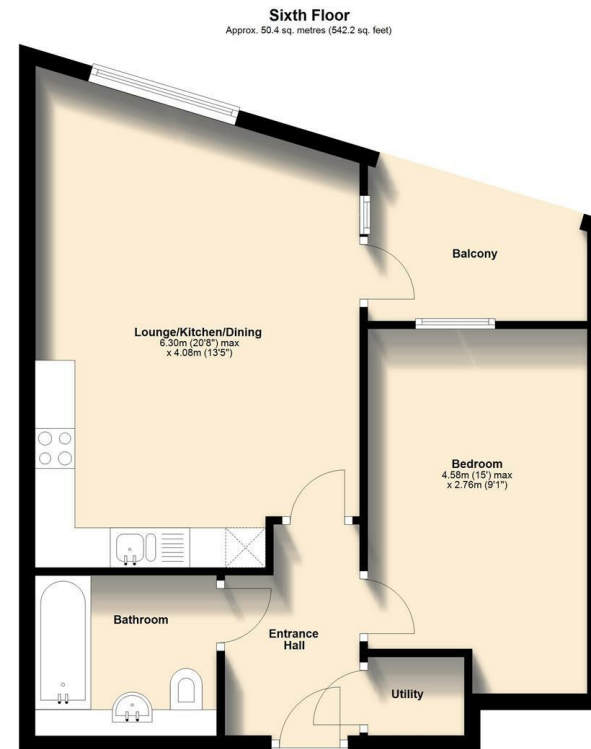
Our Property

Reference:

19699274

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. 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



- MODERN APARTMENT
- DOUBLE BEDROOM
- PRIVATE BALCONY
- PRIME LOCATION
- GATED ALLOCATED PARKING
- INTEGRATED APPLIANCES
- VIEWING RECOMMENDED
- ENERGY RATING: BAND C

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

PLYMOUTH
HOMES ESTATE AGENTS



Number of Bedrooms

1

Property Construction

[Add text here](#)

Heating System

[Add text here](#)

Water Meter

[Add text here](#)

Parking

[Add text here](#)

Outside Space

[Add text here](#)

Council Tax Band

Council Tax Cost 2021/2022

Full Cost: [Add text here](#)

Single Person: [Add text here](#)

Stamp Duty Liability

First Time Buyer: [Add text here](#)

Main Residence: [Add text here](#)

Second Home of
Investment Property: [Add text here](#)

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

20'8" max x 13'4"

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 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

15'0" max x 9'0"

Double glazed window to the rear, radiator.

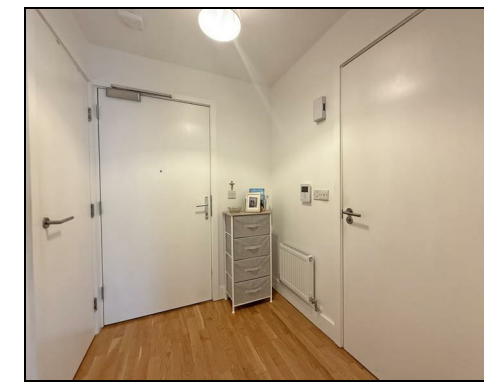
BATHROOM

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 £1600 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

These sales particulars are only in draft format and have yet to be approved by the seller. They are therefore subject to change.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	78
EU Directive 2002/91/EC		

