



Office Suite 10
2 Barrack Court
4a William Prance Road
Derriford
Plymouth
PL6 5ZD
Tel: 01752 256836

Email: office@swiftestateagents.co.uk
Website: www.swiftestateagents.co.uk



Offers Over £150,000 LEASEHOLD

A well-presented and spacious third floor apartment, one double bedroom, open plan lounge/kitchen/diner, modern bathroom, allocated parking space and private balcony.

MILLBAY ROAD, MILLBAY, PLYMOUTH

EPC - C



PROPERTY DETAILS

A spacious one double bedroom apartment located on the third floor of this luxury waterside development, just a short walk from Plymouth Ferry Port and providing easy access to the City Centre, The historic Barbican and Plymouth Hoe. Boasting an entrance hallway with useful utility cupboard, an open plan lounge, kitchen and dining area enjoying access to a private balcony, one double bedroom, modern fitted bathroom, an allocated parking space, central heating and double glazing.

This property is the ideal investment opportunity or first-time buy purchase and must be viewed to appreciate the size and standard of the accommodation on offer!

COUNCIL TAX BAND – B

Communal entrance via entry phone system with communal post boxes, stairs and lift to all floors, and wall mounted electric heaters. Door providing access to a secure and gated underground car park.

Stairs to third floor.

Private solid door to;

ENTRANCE HALL

Panelled radiator, wall mounted entry phone system, solid wood flooring, utility cupboard housing a wall mounted boiler providing hot water and central heating, space and plumbing for a washing machine. Doors lead off the entrance hall providing access to all further rooms.

OPEN PLAN LOUNGE/KITCHEN/DINER

20'2 x 13'4 (6.15m x 4.06m)

The kitchen area comprises of a range of white high gloss base and eye level storage units, integrated fridge freezer, electric oven and hob with glass splashback, integrated dishwasher, inset one and a half bowl single drainer stainless steel sink with mixer tap, solid wood flooring, ceiling spotlights to the kitchen area, panelled radiator. The lounge area comprises of UPVC double glazed window and matching UPVC door providing access to;

BALCONY

8'8 x 4'7 (2.63m x 1.40m)

A private outside space, being cladded, with metal balustrading, astroturf flooring and wall mounted outdoor lights.

BEDROOM

15'1 x 8'10 (4.60m x 2.69m)

Panelled radiator, UPVC double glazed window.

BATHROOM

7'6 x 6'4 (2.28m x 1.93m)

Modern white suite comprising panelled bath with mixer tap and shower attachment, fully tiled surround and glazed shower screen. Low level WC with tiled surround, wash hand basin with mixer tap, fitted wall mirror, extractor fan, stainless steel towel rail, tiled flooring, ceiling spotlights.

OUTSIDE

The property benefits from one allocated parking space, located outside in a secure gated courtyard. There is also a useful communal bin store and communal bike store.

ADDITIONAL INFORMATION

The tenure of the property is leasehold with 230 years remaining on the lease. FirstPort Property Management oversees a yearly service and maintenance charge of £1,600.00 per annum alongside an annual ground rent of £150.00. Please note, this property is currently tenanted, and the tenant in situ is currently paying £850pcm. The internal photographs were taken before the current tenant occupied the property.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

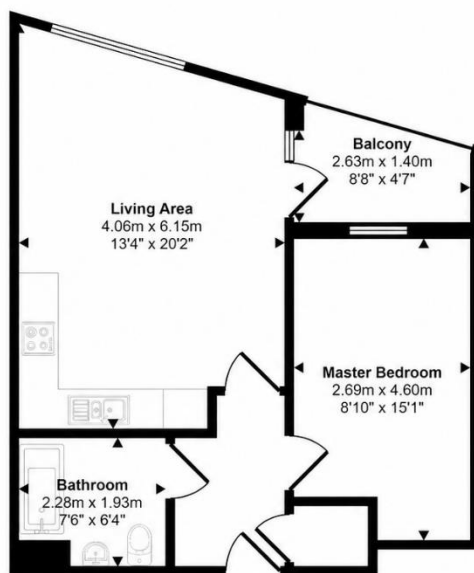
1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Approx Gross Internal Area
45 sq m / 483 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Follow us on Instagram & Facebook - swiftstateagents

