



LANG TOWN
& COUNTRY

Flat 94, 23 Phoenix Street, Millbay, Plymouth, Devon, PL1 3DN



Price £140,000

Perfectly positioned close to the water's edge, this impressive apartment enjoys a highly convenient setting within easy walking distance of the historic Millbay and Mayflower Marina, as well as the vibrant city centre of Plymouth. Residents can take advantage of the city's excellent amenities, including the nationally acclaimed Theatre Royal Plymouth, the popular Drake Circus shopping complex, and the historic Barbican, renowned for its charming cobbled streets, waterfront views, and array of bars, restaurants, cafés and independent boutiques. This superbly presented apartment offers stylish, contemporary living throughout. A spacious entrance hall welcomes you in, complete with entry phone system, engineered oak flooring and a generous storage cupboard housing the washer/drier.

The impressive open-plan reception room provides ample space for both living and dining areas, enhanced by oak flooring and a newly installed enclosed "pod" with windows to three sides and a 'Juliette' balcony. This clever addition floods the room with natural light, creates a wonderfully airy feel and offers stunning city views, effectively extending the overall living space.

To the rear, the well-equipped kitchen features sleek white high-gloss base and wall units with contrasting dark work surfaces, an inset one-and-a-half bowl sink, integrated stainless steel double oven, four-ring ceramic hob with cooker hood, plus integrated fridge and dishwasher — perfectly designed for modern living.

The generous double bedroom benefits from a full-length window, built-in wardrobe, and TV and telephone points. The contemporary bathroom is fitted with a stylish white suite comprising a panelled bath with shower over and glass screen, wash hand basin and WC, complemented by a heated towel rail, large fitted mirror, ceramic tiled flooring and partially tiled walls.

Further benefits include gas central heating, double glazing and lift access.

The property also benefits from an allocated parking space within a secure underground car park, providing both convenience and peace of mind.

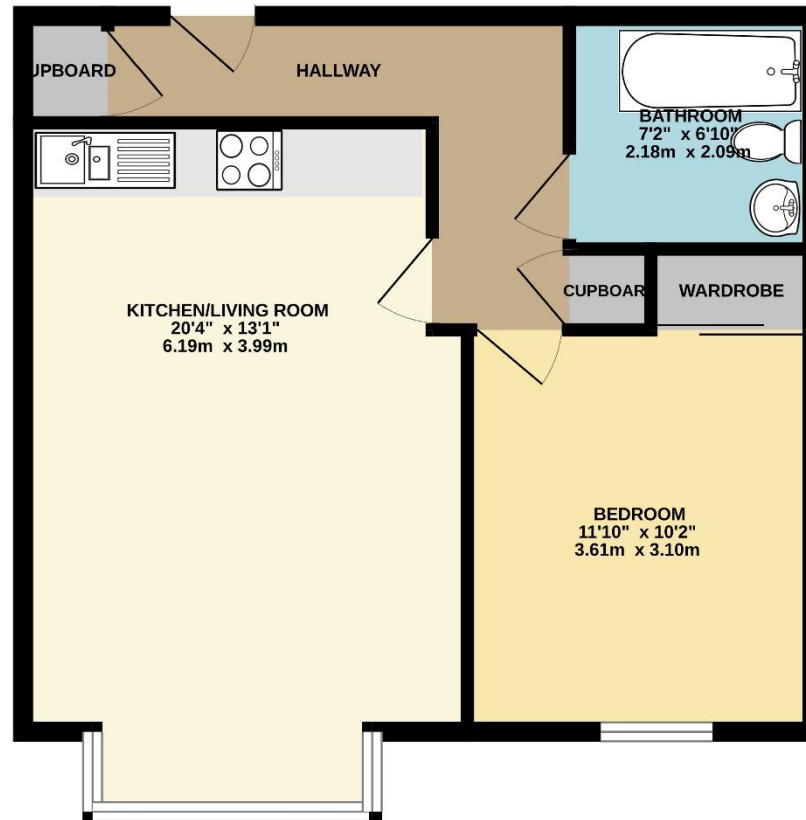
We understand the apartment is held on Lease with 966 years remaining and subject to a service charge of approximately £2450 per year but this is subject to periodic review and an annual ground rent of approximately £300. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909)

www.langtownandcountry.com







TOTAL FLOOR AREA - 510 sq.ft. (47.4 sq.m.) approx.

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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