



15 The Bridge Custom House Lane, Millbay, Plymouth, Devon, PL1 3TB



# Price £225,000



Lang Town and Country are pleased to offer this stunning fifth floor apartment in a prime location within a waterside village. This spacious, triple aspect, apartment commands views over Millbay and King Point marina.

Millbay Marina Village was designed and built in the late 1980's and occupies a waterside quay with its own sheltered and very private marina, so much that it has become the permanent home for the inshore and offshore RNLI lifeboats due to its position and easy access into Plymouth Sound. The marina village is a unique development of town houses and luxury apartments with communal grounds and parking.

This truly stunning apartment has been completely renovated in recent years, including a new kitchen, beautiful shower room, underfloor heating and 'state of art' electrics.

Located on the fifth floor, accessed via the stairs or lift is this spacious one-bedroom apartment benefiting from two balconies. The accommodation comprises a hallway with doors to all rooms. The living room has ample space for soft furnishings and a large bay with a door to a Juliet balcony with views over Millbay. There is a second door that leads to the good-sized primary balcony with the same views.

An archway leads you to the modern kitchen which comprises of a range of base units with worksurfaces, wall units and a sink unit. The light and airy bedroom has windows and doors leading to the second useable balcony. There is a modern, fully tiled, shower room comprising a shower cubicle, W.C and modern sink.

The apartment has its own garage and there is additional parking available in the Marina car park (subject to permit) The property also includes a 10m berth in the Millbay Village Marina, a benefit for any boat owners.

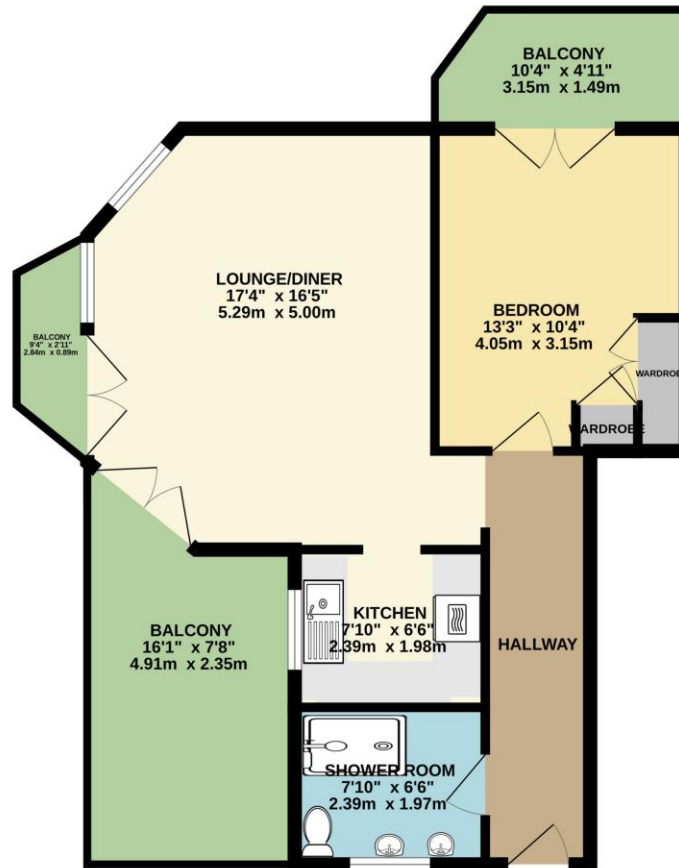
Lease Information: We understand the apartment is held on Lease with 962 years remaining and subject to a service charge of approximately £1624 per year, Marina Charges of £692 per year and an annual maintenance charge of approximately £782 but these charges are subject to periodic review and an annual ground rent of approximately £1.20 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 200 909](tel:01752200909)

[www.langtownandcountry.com](http://www.langtownandcountry.com)





TOTAL FLOOR AREA: 553 sq.ft. (51.4 sq.m.) approx.

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Lang Town & Country  
6 Mannamead Road  
Plymouth  
PL4 7AA  
Tel: 01752 200909  
Email: [property@langtownandcountry.com](mailto:property@langtownandcountry.com)  
[www.langtownandcountry.com](http://www.langtownandcountry.com)

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