



75 Brittany Street, Plymouth

Guide Price £190,000 Leasehold

This beautifully presented top floor apartment is located in a lovely central location, offering awesome sea views and easy access to amenities, the city centre and beautiful coastal walks for those lovely Sunday strolls. The highly regarded development has been finished to a high standard and this building offers access to all floors either via the lift or stairs. You enter this stunning apartment into a welcoming entrance hallway which offers plenty of room to greet guests. There is a lovely open plan living/kitchen/diner which is a perfect entertaining space, allowing friends and family to remain interactive whether in the kitchen cooking, or sat watching some tv. There is a balcony and from here you could easily lose track of time with a stunning sea view with boats bobbing in the background. There are two tastefully presented double rooms with the master boasting an en suite and a fitted wardrobe. There is a fresh family bathroom and an airing cupboard. Outside there is a secured gated parking space. This apartment is ideal for those looking to purchase a home they can lock up and go from with no maintenance or for those professionals that simply want to slot their furniture into a high end apartment and enjoy the breathtaking sea views and amenities on your doorstep.

0.95%

Min Fee £1200
INCLUDING
VAT

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Ground Floor

Entrance hallway

You enter this attractive property into a substantial hallway offering access to all floors either via the lift or stairs. This area is really tidy and clean making for fantastic first impressions for how well the building is maintained.

Top Floor

Apartment Entrance

You enter this sizeable apartment into a spacious entrance offering plenty of room to welcome in friends and family and the clean lines and neutral decor really do enhance this space. There is access into both bedrooms, bathroom, airing cupboard and living space. The airing cupboard is handy for storage. There is access to a good size loft space which is boarded for storage.

Open Plan Living area

This is a really impressive space and would be a welcome area to enjoy entertaining in or simply

a quiet read or cup of tea taking in the stunning views. The room offers generous proportions and neutral decor enabling an easy move in. There are sliding patio doors that offer a seamless flow out onto the balcony making it another usable reception space. The kitchen area offers plenty of work top and storage space along with an integrated sink with drainer, hob, extractor, oven, under counter fridge/freezer. There is space for a washing machine. The boiler is nicely tucked away in the corner of the room and is approximately four years old. There are two pendant lights

Bedroom Two

The second bedroom lends itself perfectly for a guest room, home office or a combination of the two. It is flooded with light and offers neutral decor for a seamless move in.

Bathroom

The bathroom is a contemporary space and offers a lovely retreat to indulge in a long hot soak. There is a white bath with a mixer shower over. There is a white low level wc and a wash



hand basin. There is a radiator, extractor and spotlighting.

Bedroom One

The master bedroom is an opulent space offering great proportions and stylish decor. There is a fitted wardrobe with access into the en suite. There is a light fitting and a radiator.

En Suite

This is a lovely addition and looks brand new having been so well maintained. There is a shower enclosure, a low level wc, a wash hand basin and a wall mounted mirrored cabinet. There are spotlights, an extractor and a radiator for getting those towels toasty on a cold winters morning.

Balcony

This stunning space is so lovely and offers a pleasant outlook over the water and far reaching views. This is a pleasant area to enjoy whether it's an alfresco summer lunch or a winters morning coffee.

Outside

To the side of the property there is secured gated under ground allocated parking space and the communal bin store.

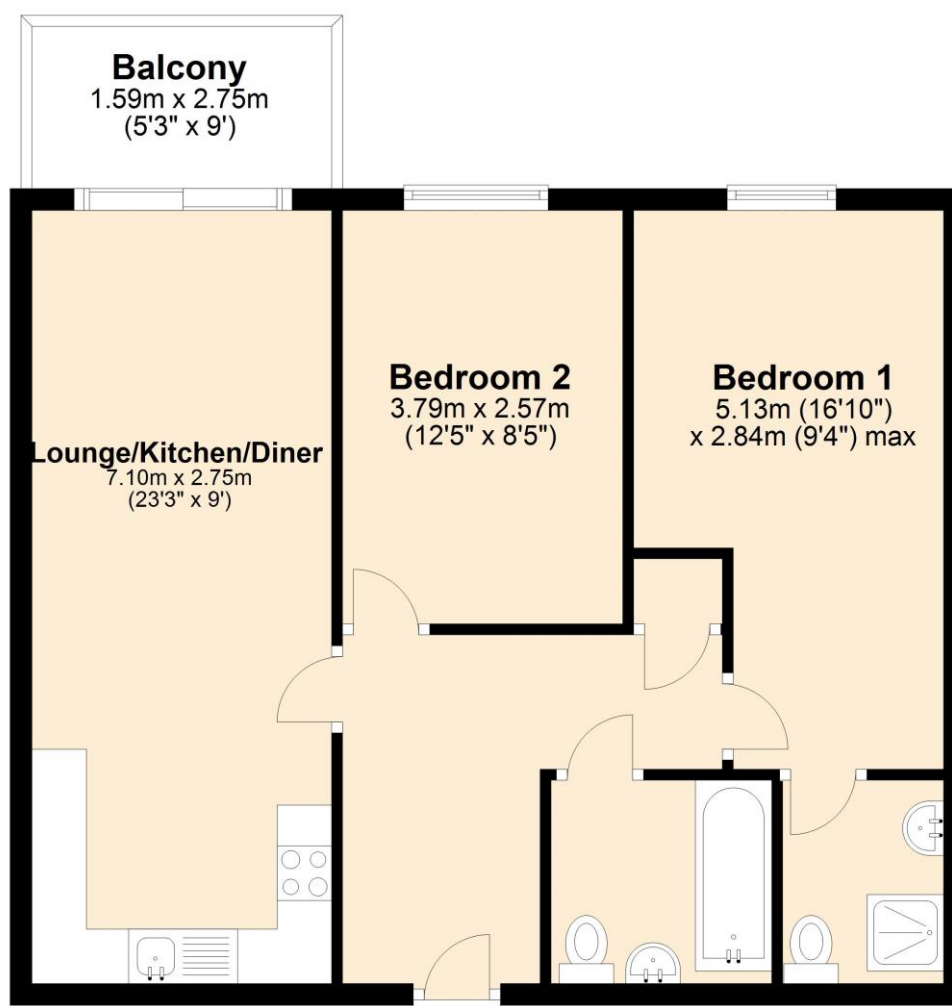
Agents Note

The management and ground rent is £1700 per year. There are 235 years remaining on the lease.



Third Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



Total area: approx. 59.4 sq. metres (639.0 sq. feet)

Directions

Please contact the office for directions

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please Note The Following

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements, these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services, please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm.

We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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