



## Asking Price £130,000

Novahomes are pleased to present this spacious two double-bedroom second-floor apartment, located in the convenient area of Mills Road, Devonport. Situated within close proximity to local amenities, the city centre, and excellent public transport routes, this property offers both practicality and potential. A key feature of the apartment is the added benefit of a garage, providing secure parking or additional storage. The generous living accommodation includes a bright lounge with access to a private balcony, a well-proportioned kitchen/dining room, and two double bedrooms, both offering excellent storage space. A bathroom completes the internal layout. Further advantages include no onward chain, a lengthy 900+ year lease, and ample storage throughout the property. Additionally, residents benefit from an externally accessed communal storage shed and a private garden terrace, perfect for outdoor enjoyment. With its convenient location, spacious layout, and valuable features, this apartment presents a great opportunity. Contact Novahomes today to arrange a viewing!

# novahomes

Established 2008

 01752 206040

 [sales@novahomes.co.uk](mailto:sales@novahomes.co.uk)

 [www.novahomes.co.uk](http://www.novahomes.co.uk)



## Mills Road, Devonport, PL1 4NF

### Accommodation Comprises

Entrance Hall – Central access to all rooms

Living Room – 3.68m x 3.92m (12'1" x 12'10"), with access to the Balcony

Kitchen/Dining Room – 3.68m x 3.88m (12'1" x 12'9")

Bedroom 1 – 3.10m x 3.92m (10'2" x 12'10"), with built-in

Wardrobe and access to Sun Terrace

Bedroom 2 – 3.10m x 3.88m (10'2" x 12'9")

Bathroom – 2.21m x 2.45m (7'3" x 8'0")

Sun Terrace – 3.37m x 3.92m (11'1" x 12'10")

Balcony – Accessed from the Living Room

### Communal Entrance

Secure comm entry system gains access to the communal hallway. Stairs rising to second floor and entrance. To the rear of the property accessed via the communal hallway the property benefits from a large storage shed

### Other Information

Lease Length Remaining - 900+ years

Ground Rent - £10 per annum

Service Charges - £90 per month

### Viewing Arrangements

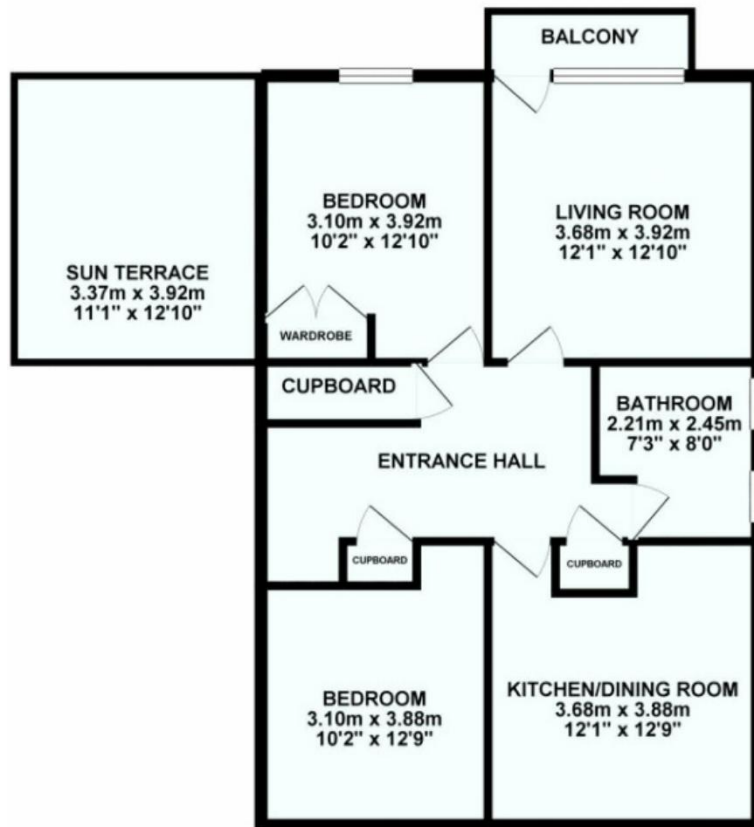
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







GROUND FLOOR 69.39 sq. m.  
( 746.92 sq. ft. )



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 69.39 sq m. ( 746.92 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Mettlerplan 62024

**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%**  
FEE

**0<sup>WK</sup>**  
CONTRACT

FULL SERVICE  
ESTATE AGENTS

**NO SALE  
NO FEE**

