



## 2 Trinity Street, Millbay, Plymouth, PL1 3GG

Offers in Region of **£375,000 LEASEHOLD**



## 2 Trinity Street

Millbay, Plymouth, PL1 3GG

Beautifully presented, fourth floor apartment with large, private terrace, undercover parking space, two double bedrooms with main en-suite, complementary bathroom & views over the water. Upgraded kitchen & finished to a luxurious standard.

Council Tax band: D

Tenure: Leasehold

- Fabulous Fourth Floor Apartment
- Large Open Plan Living Space
- Upgraded Kitchen
- Large, Private Roof Terrace with Water Views
- Undercover Allocated Parking Space
- Two Double Bedroom with Complementary Bathroom
- Main Bedroom Suite with En-Suite & Three Wardrobes
- Large Second Bedroom
- Long Lease
- EWS1 - B1 Rating



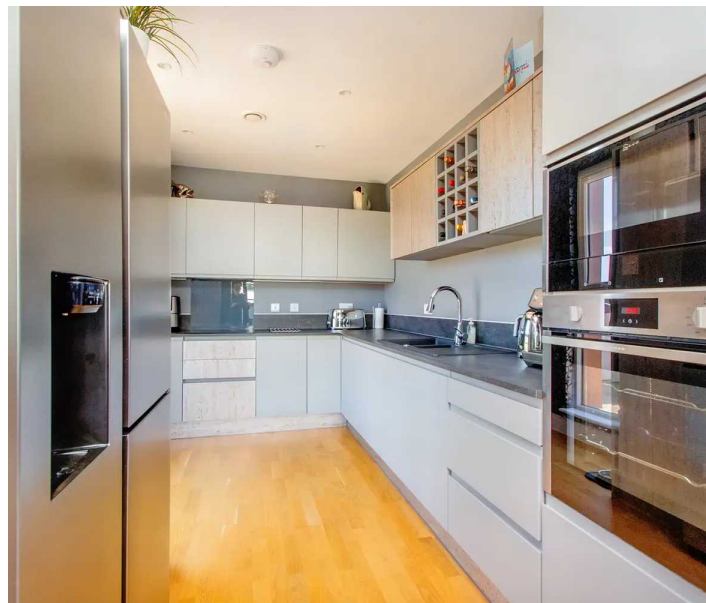
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Introducing a stunning fourth floor apartment that boasts elegance, comfort and sophistication. This spacious apartment features two double bedrooms ideal for a professional couple or for someone looking to downsize. It includes a fantastic large roof terrace with mesmerising water views, ideal for relaxation and outdoor entertainment. The property has received several upgrades, an open-plan living space with upgraded kitchen and additional wall-mounted units. The main bedroom suite flaunts an en-suite shower room and three built-in wardrobes for maximum storage capacity. Additional features of the apartment include a second large bedroom, luxurious complementary bathroom and wood flooring for added elegance.

This timeless property offers a long lease with nine years remaining on the NHBC and an undercover allocated parking space, ensuring both tranquillity and security.

Located in the picturesque southern coast of England, this apartment offers striking views over Millbay Marina and the close proximity to Plymouth Hoe. With ample opportunity for coastal walks and miles of golden sandy beaches, Plymouth is a city of natural beauty. The breathtaking views from Plymouth Hoe and Mount Edgcumbe Country Park showcase the city's natural charm perfectly. The Sound of Plymouth provides a perfect opportunity to indulge in water sports.



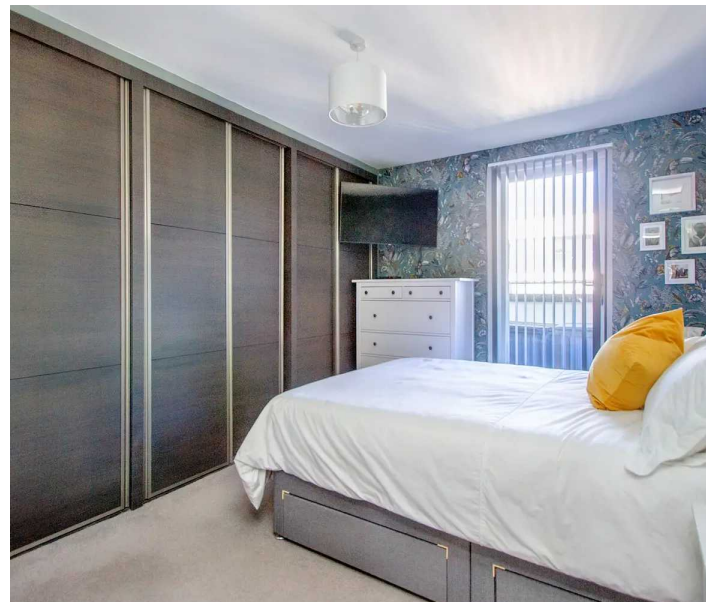
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Plymouth is a city steeped in history and heritage, offering plenty of opportunities for exploration. The Mayflower steps, where the famous Pilgrim Fathers set sail for the New World in 1620, offer an intriguing glimpse into the city's past. For those who love history, Smeaton's Tower is an iconic red and white lighthouse that stands tall as a symbol of Plymouth's enduring seafaring heritage.

If you're a foodie, Plymouth is an excellent option. The city's dining scene is diverse, with plenty of options to satisfy any palate, from traditional British fare to exciting fusion dishes. Plymouth is also known for its fantastic events calendar, with year-round festivals to choose from. The city hosts regular open-air theatre performances, music festivals, and a monthly food market showcasing the best of the region's produce.

Don't miss out on this rare opportunity to own a charming piece of Plymouth's rich history and natural beauty.





## ROOF TERRACE

### Allocated Parking

1 Parking Space

Allocated parking space which is undercover

### TENURE & SERVICES

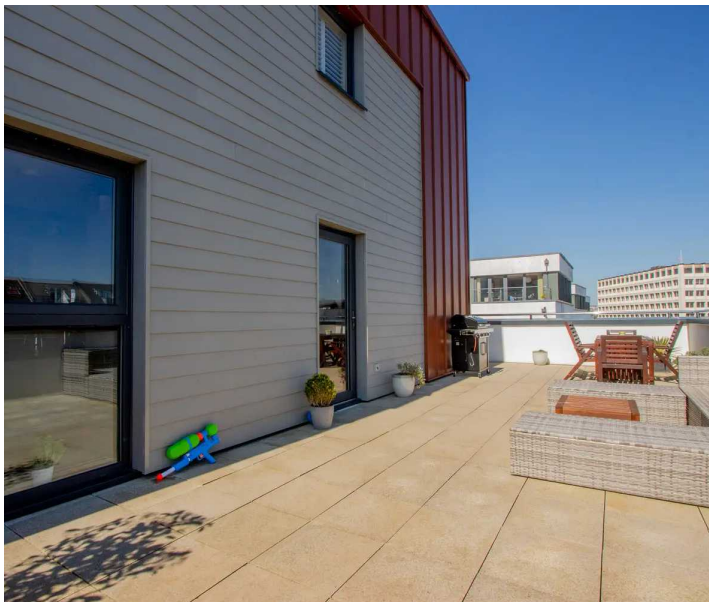
Tenure: Leasehold

Lease Length - 250 years from 22nd December 2006.

Service Charge: Approx £1747.35 per annum.

Ground Rent: £250 per annum.

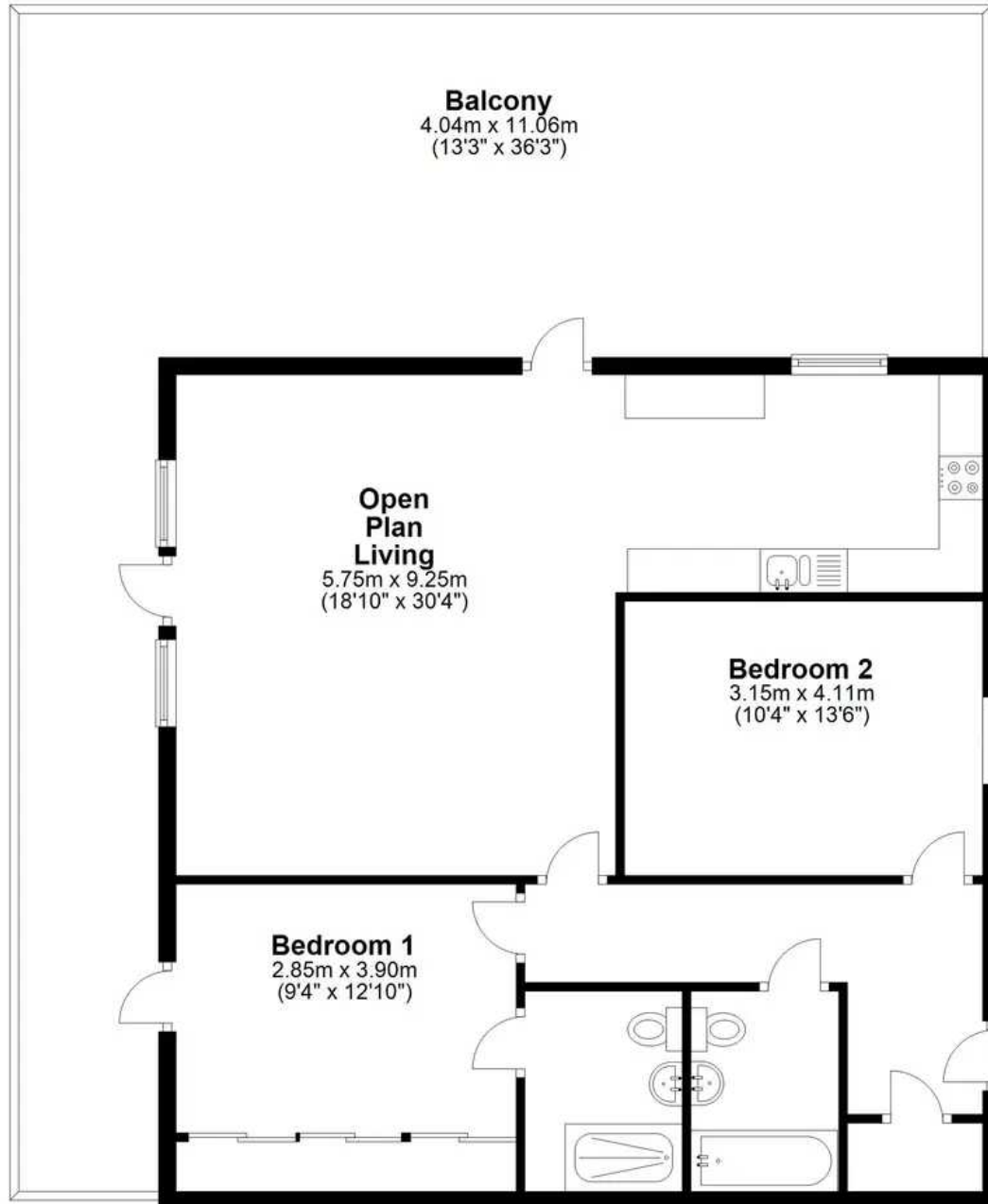
Council Tax band: D





## Fourth Floor

Approx. 86.7 sq. metres (932.8 sq. feet)



Total area: approx. 86.7 sq. metres (932.8 sq. feet)

**Aqua House, Quadrant Wharf, Plymouth**



## Atwell Martin

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