WAINWRIGHT
ESTATE AGENTS

185A Brittany Street, Plymouth, PL1 3FP

Auction Guide £45,000

****FOR SALE VIA MODERN ON LINE AUCTION METHOD****. Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties

Second floor purpose built apartment for sale located in the waterfront area of Millbay, Plymouth. The accommodation briefly comprises open plan living area, double bedroom and bathroom. Other benefits include double glazing, centrally heated and an allocated parking space in a secure underground car park. EPC = (B) 81. Council Tax Band B. Service charge £3655.31 per annum (2025). Lease length was 250 years from 2008 with 232 years remaining.

AUCTION INFORMATION

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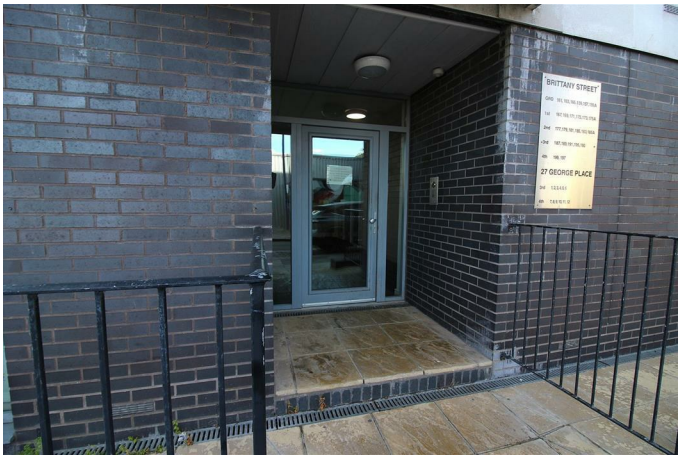
LOCATION

Located within the vibrant and growing Millbay waterfront area of Plymouth, this second floor apartment offers modern coastal living at its finest. Brittany Street forms part of an exciting regeneration project that blends contemporary residential buildings with new commercial spaces, all positioned around a waterside setting. Plymouth City Centre, King Point Marina and the ever-popular Royal William Yard are just a short walk away, residents can enjoy an excellent selection of restaurants, cafés, leisure facilities and scenic waterside walks. Plymouth Hoe and the historic Barbican are also within comfortable walking distance, while the Cremyll Ferry is less than half a mile awa and provides effortless access to the beautiful Mount Edgcumbe Estate and the Rame Peninsular.

COMMUNAL ENTRANCE



Communal entrance door with intercom system leading into the communal hallway.

COMMUNAL HALLWAY AND STAIRS

Stairs leading to the second floor where the apartment is located.

ENTRANCE

Front door leading into the hallway.

HALLWAY

Doorways leading into the living accommodation, radiator, wall mounted intercom system, storage cupboard.

OPEN PLAN LIVING AREA 18'4 x 18'2 (5.59m x 5.54m)

KITCHEN AREA

Modern matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sin unit with mixer tap, built in electric oven with electric hob and extractor fan above, space and plumbing for washing machine, power points.

LOUNGE AREA

Floor to ceiling windows, radiator, various power points.

BEDROOM 12'9 x 11'8 (3.89m x 3.56m)

Floor to ceiling windows, radiator, various power points.

BATHROOM

Matching bathroom suite comprising panelled bath with electric shower above, low level w.c., pedestal wash hand basin, part tiled walls.

CAR PARKING SPACE

Allocated parking space located in a secure underground car park.

SERVICES

The property benefits from mains electric and mains water and sewerage.

The property also benefits from good mobile phone coverage and a good speed internet service.

Please check out the links below where you can find mobile phone coverage services and Internet provider speeds top the property location

https://labs.thinkbroadband.com/local/index.php

https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

LEASEHOLD INFORMATION

250 year lease from new with 232 years remaining. The service charge for 2025 was £3655.31 and this included up keep and cleaning of the communal

areas, window cleaning, building insurance and car park maintenance.

AGENTS NOTE

The apartment is centrally heated from an external community heating system, which can be controlled for your own comfort in the apartment.

AUCTION NOTE

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

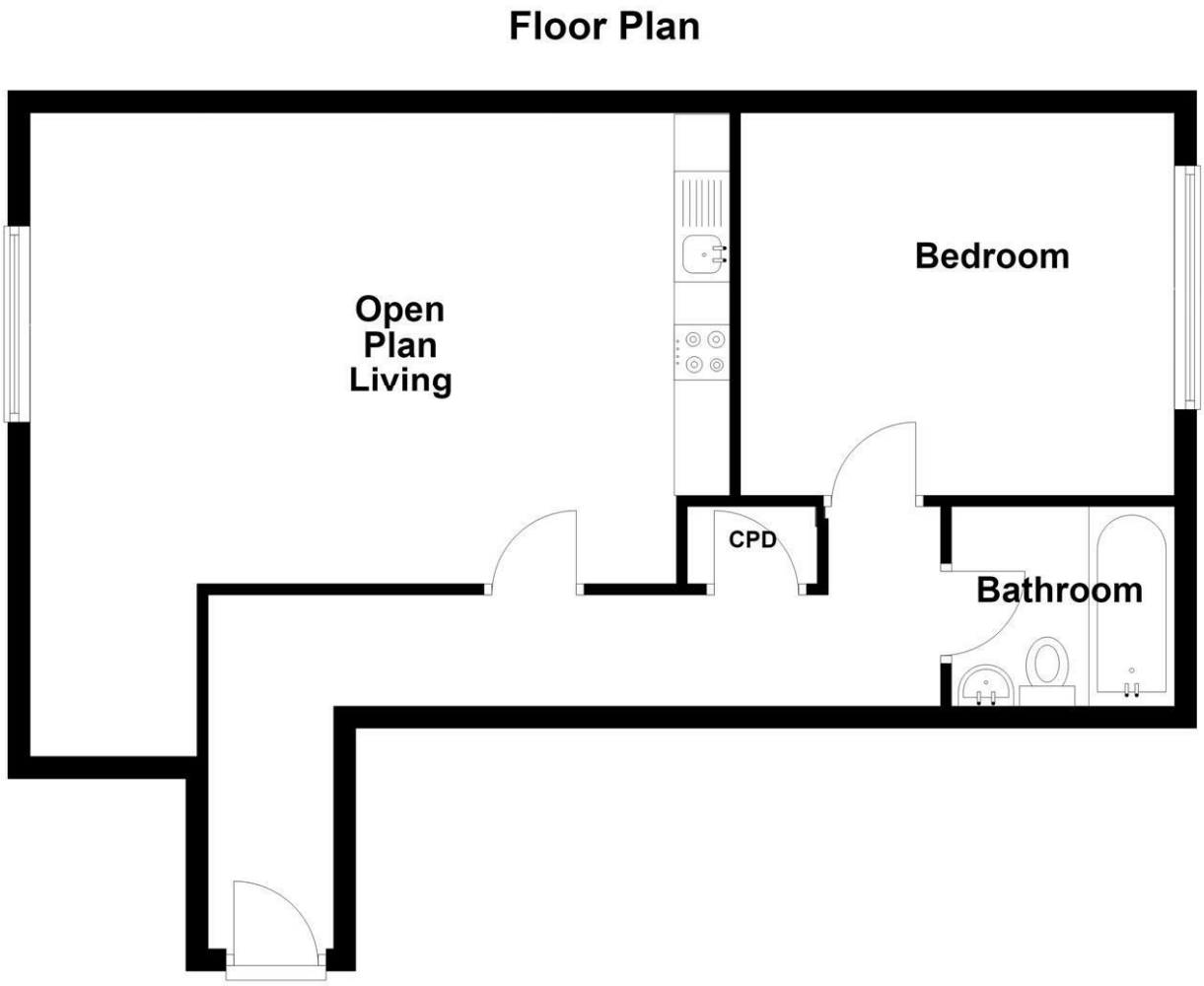
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

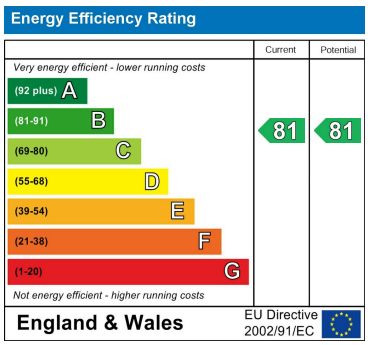
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Floor Plan



Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate, are set as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of facts but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Wainwright Estate Agents has the authority to make or give any representation or warranty in respect of the property. The Floor Plans and Energy Performance Certificate (EPC) are set out as a guidelines only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

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