



Flat 30, Beaufort House, Lower Street, Sutton Harbour,
Plymouth, Devon, PL4 0BS



Price £375,000



Beaufort house forms part of the Mariners Court development which was completed in 1991. Conveniently located on Sutton Harbour, within easy walking distance of Plymouth City Centre with its nationally acclaimed Theatre Royal and excellent shopping facilities. Plymouth's historic Barbican area with its maze of narrow cobbled streets, restaurants, pubs and shops is within view and easily accessible. Ferries and water taxis to the Dockyard and warships, Mount Batten and Cawsand run regularly within the area. Plymouth Hoe with its beautiful architecture and panoramic sea views is accessed by taking the picturesque walk around the waterfront, with steps up to the Hoe itself.

The apartment, located on the 4th floor and comprises, L Shaped inner hall providing access to all the principal rooms. There is a spacious lounge/diner with floor to ceiling glazed windows and sliding doors proving access to the covered balcony area.

From here there are stunning views across Sutton Harbour and the Marina. There is also a "galley" style kitchen which benefits from a range of wall and base mounted units. There is also a cupboard housing the pressurised hot water cylinder. There are 2 bedrooms. The master bedroom benefits from a range of built in wardrobes and an ensuite shower room. There is also a family bathroom.

Externally and importantly, there is a garage in block which for the area is a rarity, but invaluable.

Agents Note: This lovely apartment finds itself on the market for the first time since the block was constructed. It has been well maintained and looked after in its ownership but will benefit from new owners who can modernise and enjoy its stunning views.

Lease Information

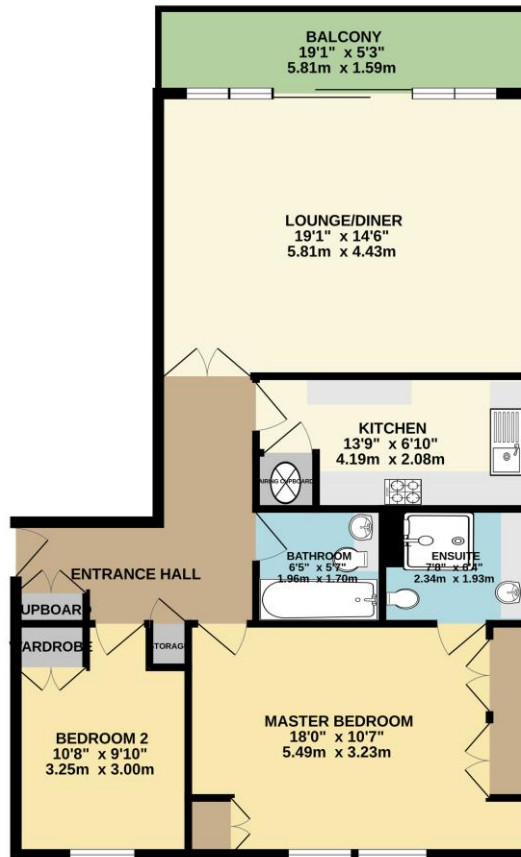
We understand the apartment is held on Lease with 175 years remaining and subject to a service charge of approximately £1688 per year and an annual ground rent of approximately £112. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909).





FOURTH FLOOR



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