



29 Ocean Court, Richmond Walk,
Stonehouse, Plymouth, PL4 1QA



Price £350,000

Ocean Court is a landmark waterside development with prime Marina and Estuary Views. This iconic development enjoys arguably the best view in the Southwest, across Mayflower Marina towards the head of Tamar Estuary, the Royal William Yard, beyond to Plymouth Sound and direct views of Mount Edgecumbe and Southeast Cornwall. The development is within easy access Plymouth City Centre and the Royal William Yard with its excellent selection of bars and restaurants.

Lang Town and Country are delighted to offer to the market this special opportunity to acquire this spacious apartment in Ocean Court which gives you plenty of eventualities to stamp your own mark on it. The property is being offered to the market with vacant possession and we understand there is no onward chain.

The property briefly comprises, on the ground floor an entrance, with the front door leading to the entrance and stairs to the first-floor landing. From the landing there are doors to all the principal rooms. The very impressive lounge/diner has full height, full width windows and patio doors leading to the spacious balcony where you can relax and enjoy the superb and comprehensive views in full.

From the lounge/diner there is a kitchen which has a range of base and wall mounted units, inset sink unit with draining board and space for hob/oven.

The apartment has two double bedrooms both of which benefit from built in wardrobes. There is a family bathroom consisting of bath, WC and sink. Importantly there is a spacious walk-in storage cupboard, which is a most useful addition to this apartment

Agents Note: Lang Town and Country would highly encourage an internal inspection of this well-appointed apartment. Although it does require a course of upgrading and modernisation, the opportunities are endless and will make a truly stunning apartment.

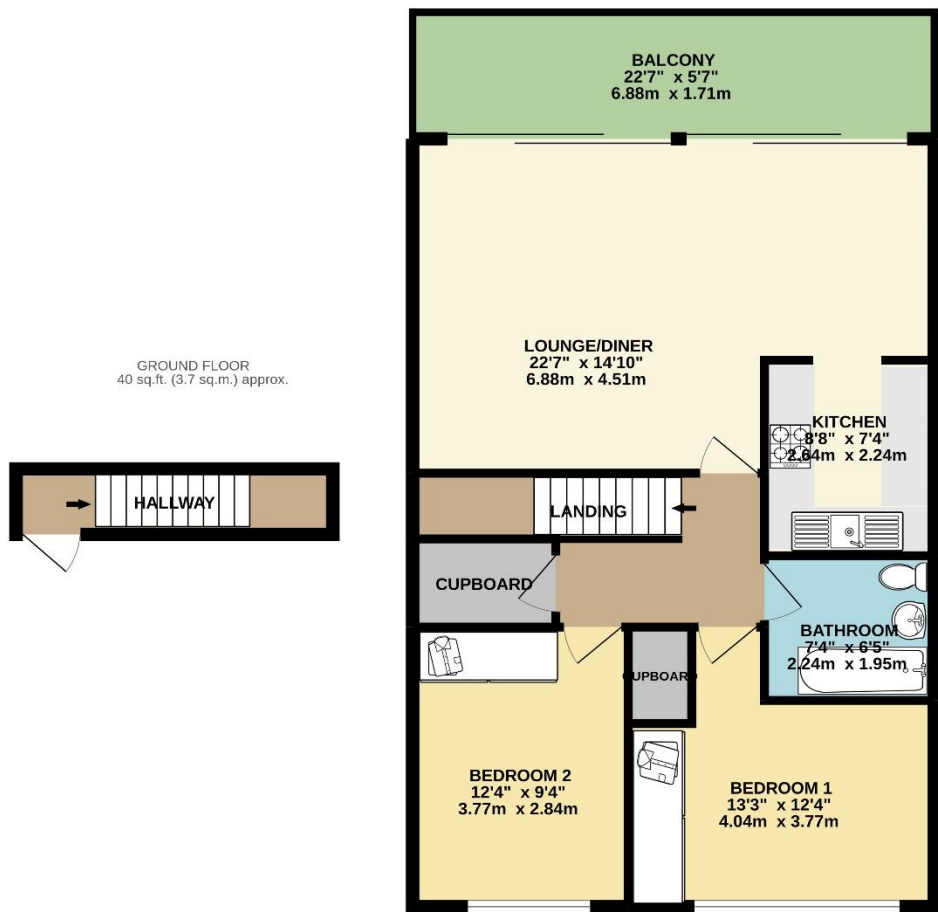
Lease information: We understand the apartment is held on Lease with 971 years remaining and subject to a service charge of approximately £2500 and an annual ground rent of approximately £30.00. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on **01752 200909**



1ST FLOOR
767 sq.ft. (71.2 sq.m.) approx.



GROUND FLOOR
40 sq.ft. (3.7 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 c
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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