



Apartment 36 Queen Annes Quay, 9 Parsonage Way, Plymouth, PL4 0LY



**Price £995,000**



Queen Anne's Quay is ideally located with a Southerly aspect overlooking Queen Anne's Battery Marina, Mount Batten, Jenny Cliff and beyond across Plymouth Sound towards Penlee Point. The property also enjoys views of the Royal Citadel and Plymouth's historic Hoe and the rear aspect of this luxurious property enjoys distant views across the city towards Lee Moor. From the development it is a short walk past the National Marine Aquarium and over the Sutton Harbour lock gates to the Barbican with its popular restaurants, cafés, shops, galleries and the world-renowned Plymouth Gin Distillery. The area is also well positioned for those looking to escape the vibrant waterfront towards the South Hams or further afield with communication links on the doorstep leading to the Marsh Mills intersection of the A38. For those looking to explore the city and its surroundings further there are regular water taxis and tours from the historic Mayflower Steps landing platforms taking you to Mount Batten, Royal William Yard and South East Cornwall. For entertainment needs the VUE complex only moments away offers a multiplex cinema, Nuffield Health and additional restaurants and nightlife.

The area is well serviced for those looking to keep a yacht or powerboat with the prestigious Royal Western Yacht Club at Queen Anne's Battery Marina directly in front of the property, whilst Sutton Harbour is located nearby.

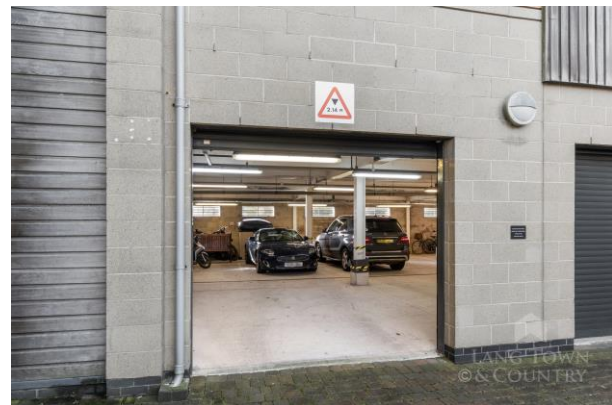
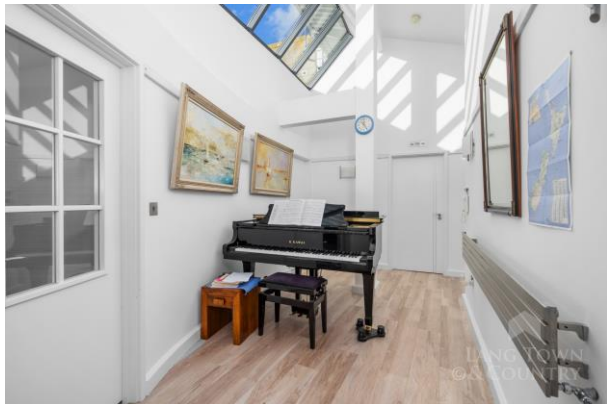
Situated on the fifth floor of this landmark building this 1700sq.ft apartment has been thoughtfully designed and enjoys some wonderful features including vaulted ceilings with sky light windows. Spacious open plan reception with both sitting and dining areas enjoying views to the full, Amtico flooring, sky light windows and fitted blinds. The Kitchen is comprehensively fitted with a range of high gloss white fronted units with work surfaces, integrated NEFF appliances to include larder fridge and freezer, dishwasher, oven and combination oven and a gas range hob. There are generous cupboards and drawers with soft close. The floor is beautifully fitted with Amtico slate tiles which complement the look. The utility room has an integrated washer/ drier, further storage and additional work surfaces. The balcony is approximately 200sq.ft offering privacy and sun throughout the day and breath-taking waterside panoramas of this ever-changing vista. Master bedroom is luxurious with generous fitted wardrobes, views and a beautiful ensuite shower room with chrome heated ladder towel radiators, travertine tiled walls and vaulted ceiling with skylight. The guest bedroom offers delightful views towards the moors and a further ensuite shower room with chrome heated ladder towel radiators and travertine tiled walls and flooring. Two further double bedrooms also enjoy the views towards the moors and vaulted ceilings with recess lights, and carpets to floors. A family bathroom, complete with Jacuzzi bath is situated off the inner hall, again completed to a high standard with chrome heated ladder towel radiators and travertine floors and walls.

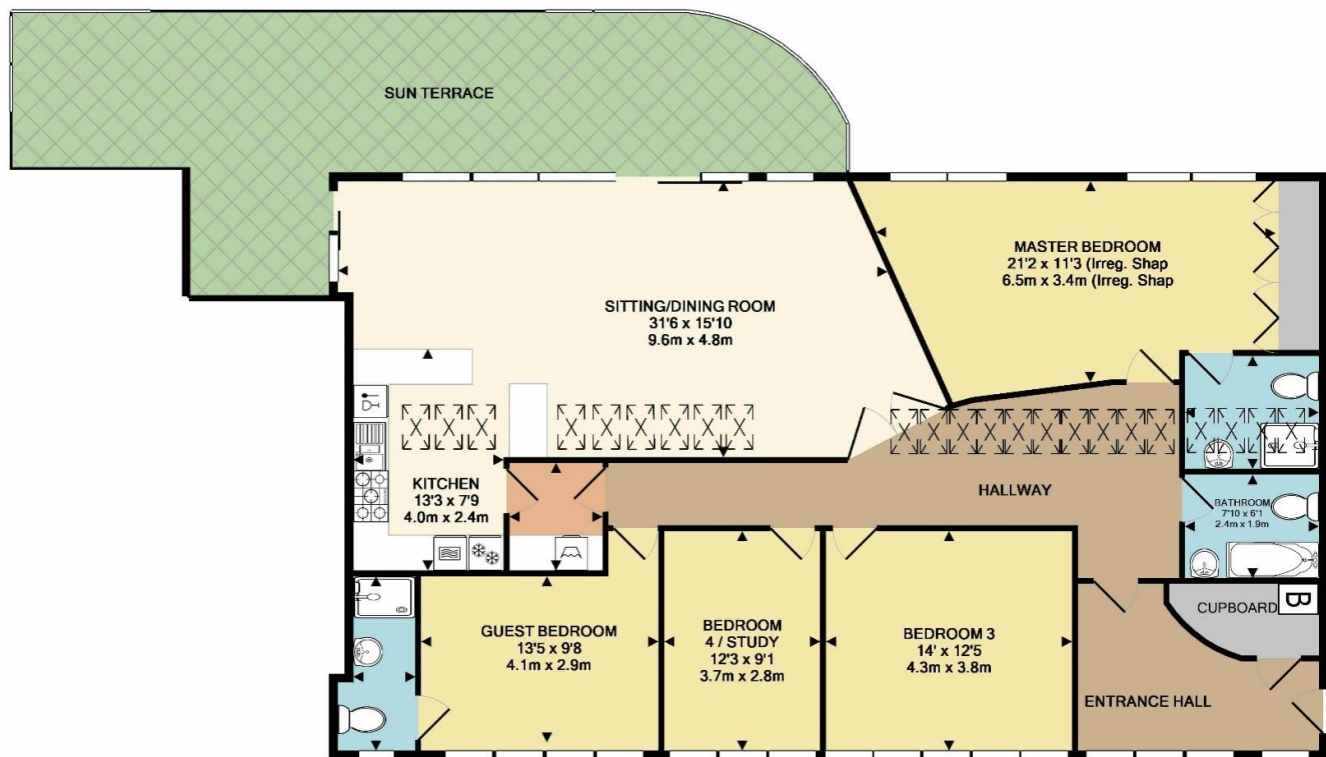
The entrance vestibule is delightful and provides an inviting space to welcome visitors, a cupboard housing the gas central heating and hot water system also provides additional storage. On the ground floor the property benefits from allocated garage parking.

Domestic rubbish can be disposed of via a rubbish chute in a service room adjacent to the lift.

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







Measurements are approximate. Not to scale. Illustrative purposes only.  
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#### LEASE INFORMATION.

We understand the apartment is held on Lease with 978 years remaining and subject to a service charge of approximately £5,067.00 per year and an annual ground rent of approximately £420.00. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

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