



Flat 12, 71 Richmond Walk, Stonehouse,  
Plymouth, Devon, PL1 4DQ





**Price £289,000**

Richmond Walk is an exclusive waterside development of luxury waterside apartments overlooking Stonehouse Creek and Mayflower Marina. Completed in 2009, these exceptionally well-appointed apartments feature a high specification throughout.

From a security-entrance on the ground floor a resident's entrance foyer offers lift and stair access to all floors. Outside the approach is via an external walkway and as the apartment is at the end of this, it offers privacy to the front. The Inner entrance hall leads into a stunning open plan reception taking in the views to the full. Beautifully designed to allow ample space for generous sitting/dining, and cooking areas. The lounge area enjoys floor to ceiling window with door leading to balcony and views to the full. The impressive kitchen is fitted with high quality units featuring integrated appliances to include fridge/freezer, dishwasher, washer dryer, gas hob, electric oven, with under unit lighting, granite work surfaces, 1 and a half bowl sink and a range of wall mounted units. There are also two useful storage cupboards, one of which houses the boiler. The dining area which offers ample space for dining table and chairs, window overlooking Stonehouse Creek. The balcony takes in the views to the full and has a recently laid wooden deck. Bespoke wooden shutters have been installed in the sitting and dining area. The apartment offers two beautiful bedrooms each benefitting from neutral finishes, fitted wardrobes and the master with luxury walk in ensuite wet shower room, comprising fully tiled walls and floors, glazed screens, pedestal wash hand basins, dual flush WC, heated towel rails, mirror, recessed lights to ceiling.

The property also benefits from underfloor heating throughout and video entry system. The balcony is a good size with space for garden table and chairs and truly great views over Stonehouse Creek. Parking is provided for an annual fee via Mayflower Marina with options for designated parking.

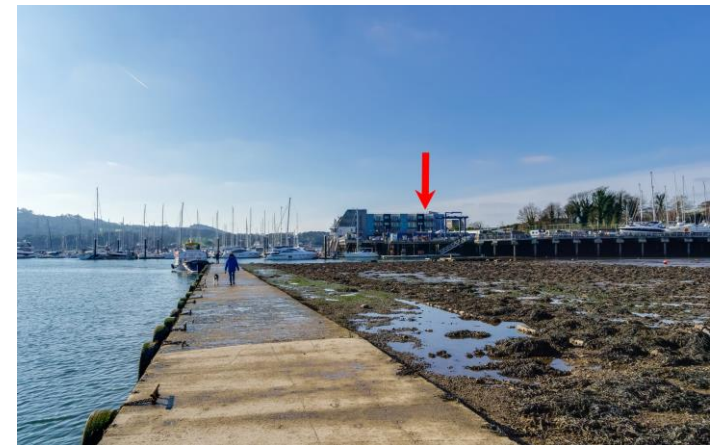
**Agents Note:** This property is available to be purchased fully furnished.

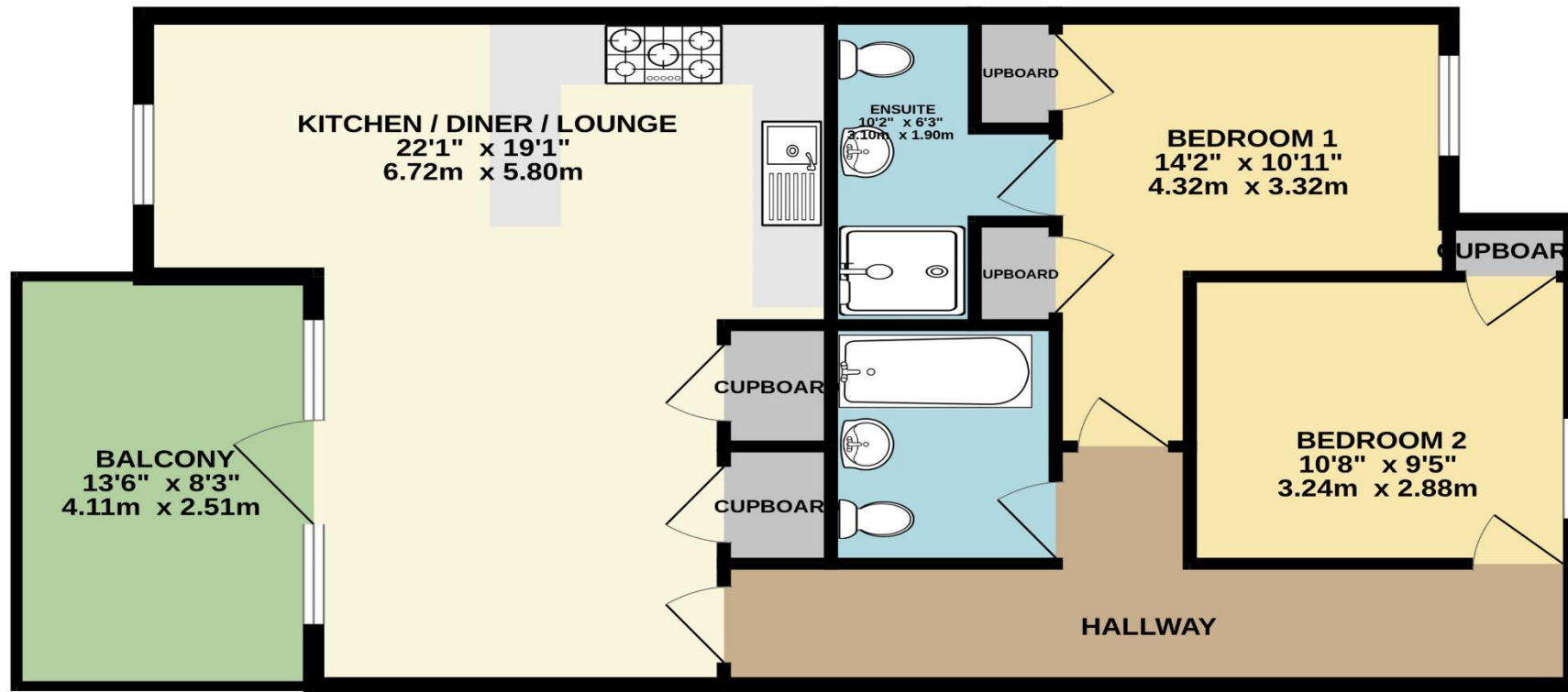
We understand the apartment is held on Lease with 972 years remaining and subject to a service charge of approximately £1,680 per year. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

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









TOTAL FLOOR AREA : 787 sq.ft. (73.1 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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Lang Town & Country  
6 Mannamead Road  
Mutley  
Plymouth  
PL4 7AA  
Email: [waterside@langtownandcountry.com](mailto:waterside@langtownandcountry.com)  
Tel: 01752 200909

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