



Apartment 35, Queen Anne's Quay,  
9 Parsonage Way, Plymouth, PL4 0LY



£400,000



'Queen Anne's Quay' is located South of Sutton Harbour overlooking Queen Anne's Battery Marina and beyond to Plymouth Sound. The development enjoys a quiet position which is within easy reach of the historic Barbican and Hoe, along with a host of local restaurants, shops and services.

The level entrance on the ground floor leads through to lift and stairs to all floors. The fifth-floor landing is shared by two apartments. The front door leads into an inner hall with double glazed window and a curved wall leading to rooms.

A modern spacious lounge/diner, with a South facing aspect, takes in views, through a 'floor to ceiling picture window', out over the Sound to the Breakwater and Cornwall. There is an additional window and glass door leading out to the balcony.

This spacious room allows ample space for sitting and dining areas. A door leads into an impressive modern kitchen breakfast room offering a host of integrated appliances to include a gas hob, double oven, dishwasher, fridge freezer, separate freezer, cooker hood, together with a washing machine, modern fronted units with ample wall and base storage set under contemporary work surfaces there are fully glazed window with sliding door leading onto balcony.

The balcony provides stunning far reaching views and ample space for table and chairs to relax and take in the activity on the waterfront. The master bedroom is a delightful double room comprising fitted and built in wardrobes providing ample storage. A modern ensuite shower room comprising corner walk-in shower with enclosed shower screen, contemporary sink unit with storage under, bidet, dual flush w.c., a mirrored cabinet with lights, heated towel rail and fully tiled walls.

There is a guest double bedroom, and a third small double bedroom, currently fitted out as a single office. The family bathroom comprises bath with shower over, glazed shower screen, wash hand basin with under storage, a mirrored cabinet with lights, dual flush w.c., heated towel rail and fully tiled walls.

Within the hall there are a pair of storage cupboards, one houses a recently fitted combination boiler servicing the central heating and hot water system with ample space for other storage.

The property benefits from allocated parking within the covered and gated carpark plus the use of a storage cupboard, ideal for those with golf clubs etc.

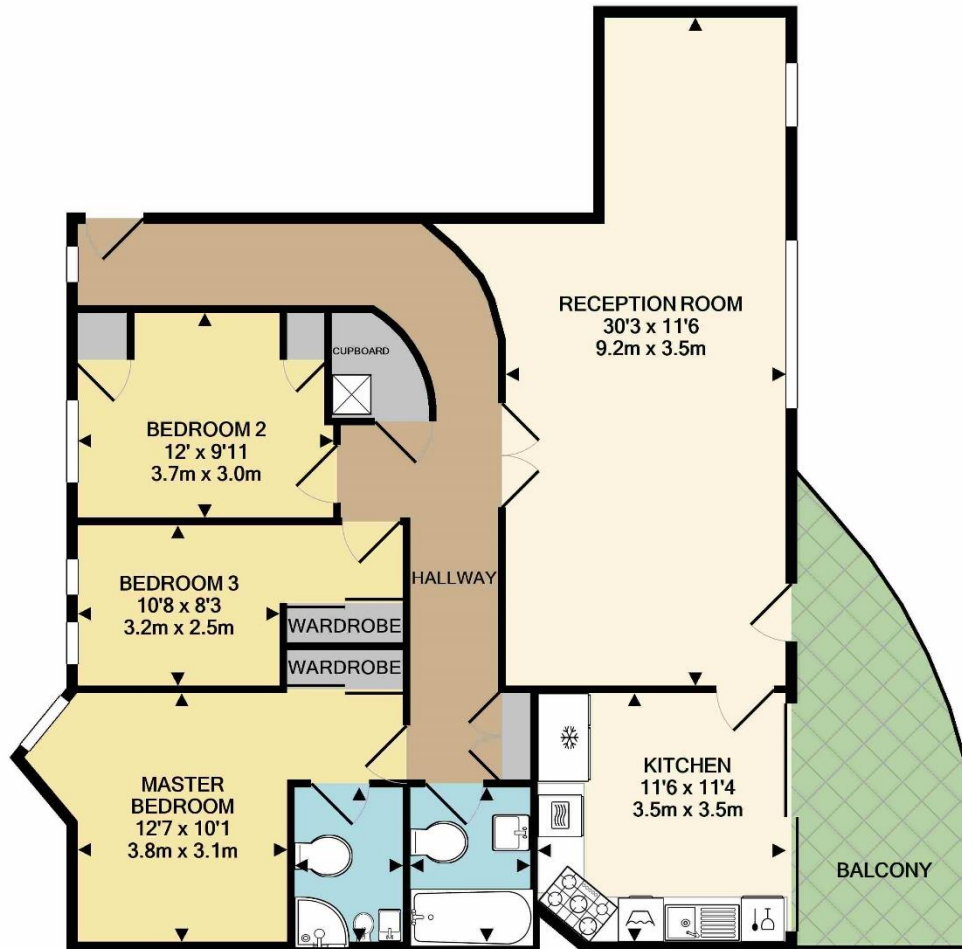
Allocated Parking within the covered and gated carpark.  
COUNCIL TAX Band E  
LOCAL AUTHORITY Plymouth City Council  
POSTCODE FOR SAT NAV PL4 0LY



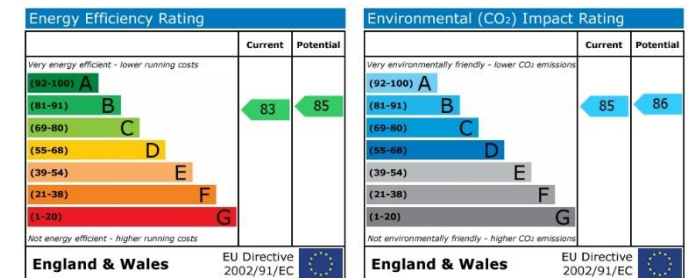
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