



Apartment 5, Queen Anne's Quay,  
9 Parsonage Way, Cosside, Plymouth, Devon, PL4 0LY



# Offers Over £380,000

'Queen Anne's Quay' is situated within close proximity to 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.

This beautifully presented first floor three double bedroom apartment features a spectacular South facing terrace which takes in the views to the full and offers a delightful space to entertain and relax.

From the entrance hall featuring a curved wall, French doors open into attractive lounge/diner with floor to ceiling window and sliding patio door opening to the balcony and views, there is ample space for sitting and dining areas and a further door leading to the terrace. Door into separate kitchen/breakfast room. The kitchen/breakfast room is fitted with a range of base and wall mounted units with integrated appliances to include dishwasher, washer/dryer, stainless steel sink with drawers, Amtico flooring, sliding door out to balcony, perfect for serving an 'al-fresco' diner/lunch

The master bedroom is a luxurious double room with ample space for a king size bed and furniture and built in wardrobes. An en-suite shower room comprises enclosed double shower, pedestal wash hand basin, dual flush WC, heated towel rail and part tiled walls and floor.

The second bedroom is a generous double room with a window allowing ample light. The third bedroom is a small double but ideal as a study. The family bathroom has been changed into a luxury wet room with level access, fully tiled walls and floors, dual flush WC, wall mounted WC, LED recessed lighting and heated towel rail.

Within the entrance hall there is a storage cupboard which also houses the recently serviced gas central heating combination boiler. Outside there is allocated parking within the development close to the entrance foyer and lift.

## LEASE INFORMATION

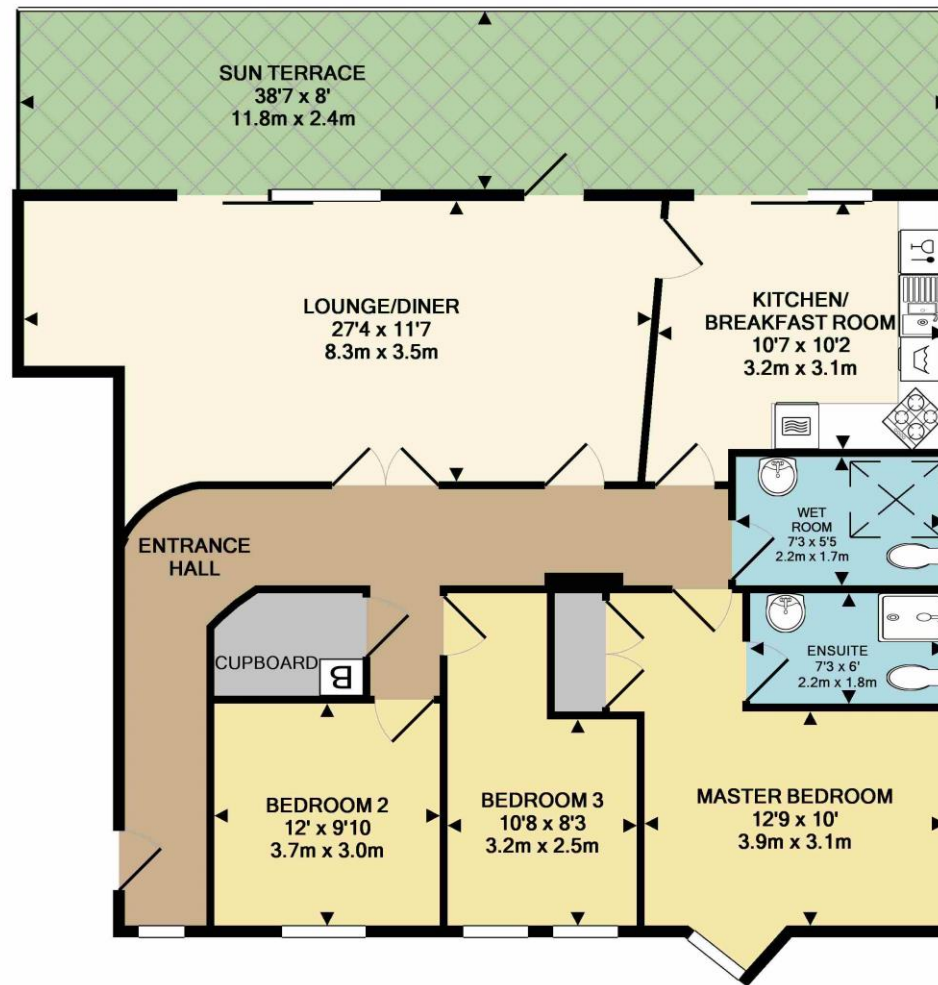
We understand the apartment is held on Lease with 978 years remaining and subject to a service charge of approximately £4000 per year and an annual ground rent of approximately £419.99. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

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









Measurements are approximate. Not to scale. Illustrative purposes only  
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