



LANG TOWN
& COUNTRY

Queen Annes Quay, 9 Parsonage Way,
Sutton Harbour, Plymouth, PL4 0LY

9 Parsonage Way, £240,000 to £250,000 (Guide Price)

Sutton Harbour, Plymouth, PL4 0LY

'Queen Anne's Quay' is located to the south of Sutton Harbour, overlooking Queen Anne's Battery Marina and Plymouth Sound beyond. 'Queen Anne's Quay' is a gated development which enjoys a quiet position within easy reach of Plymouth City Centre, the historic Barbican and Hoe with its host of restaurants, cafes, bars and near to the National Marine Aquarium via the lock gates at the Mayflower Steps.

This delightful waterfront apartment is located on the first floor of the development, in a very private corner of the development, enjoying the south and western views over the Marina, The Barbican and Plymouth Sound beyond. The ground floor enjoys level access from the car park via lift or stairs. The landing on the first floor is shared with one neighbour, and there is a rubbish chute on this landing.

The front door leads through into a sweeping curved hall with part glazed double doors to the lounge/dining room. The living room enjoys floor to ceiling glazed windows and a sliding door opening to a spacious private terrace (30ft x 8ft) which takes in the south facing views to the full.

An opening leads to the fully fitted kitchen with integrated fridge and freezer, dishwasher, washer dryer, stainless steel extractor over gas hob and electric oven, ample storage and work surfaces. There is also another picture window and door leading to the impressive terrace.

The master bedroom is a spacious double which benefits from built-in wardrobes and a fully glazed door and Juliet balcony to the rear and an en-suite shower room offering, a shower enclosure, low level w.c., pedestal wash hand basin, chrome heated towel rail, tiled floor and part tiled walls.

There is a further double bedroom. The family bathroom incorporates a bath, pedestal wash hand basin, w.c. and a chrome heated towel rail.

Outside there is an allocated parking space and storage lockers are available from the Management

Company. There is also a small garden for residents.

An early viewing is essential to appreciate this great apartment with a superb terrace.

FIRST FLOOR

LOUNGE/DINER 11' 2" x 19' 1" (3.42m x 5.84m)

KITCHEN 12' 8" x 10' 5" (3.88m x 3.20m)

BALCONY 8' 0" x 30' 10" (2.44m x 9.40m)

MASTER BEDROOM 11' 5" x 12' 8" (3.48m x 3.88m)

ENSUITE

BEDROOM 2 12' 5" x 9' 8" (3.81m x 2.97m)

BATHROOM

LEASE INFORMATION

We understand the apartment is held on Lease with 980 years remaining and subject to a service charge of approximately £2,745.36 per year and an annual ground rent of approximately £388.86. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

COUNCIL TAX BAND E

LOCAL AUTHORITY Plymouth City Council

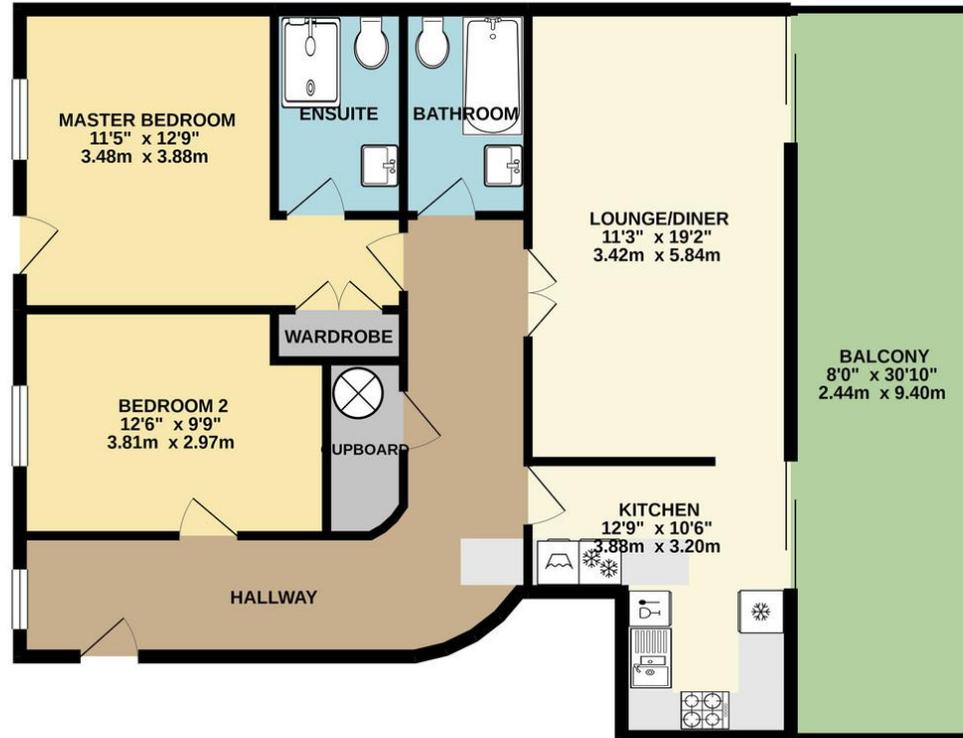
POSTCODE FOR SAT NAV PL4 0LY



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909)



FIRST FLOOR
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
01752 200909
waterside@langtownandcountry.com

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