



Flat 8, Queens Anne's Quay, Parsonage Way
Plymouth, Devon, PL4 0LY



Price £275,000



'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. The first 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 sitting room is neutrally decorated and enjoys floor to ceiling glazed windows and a sliding door opening to a spacious terrace which takes in the south facing views to the full. The dining area offers ample space for a table and chairs and has a porthole window to the south and waterside, and a door to the terrace.

There is a fully fitted kitchen with integrated Neff fridge and freezer, dishwasher, stainless steel extractor over gas hob and electric oven, ample storage and work surfaces.

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

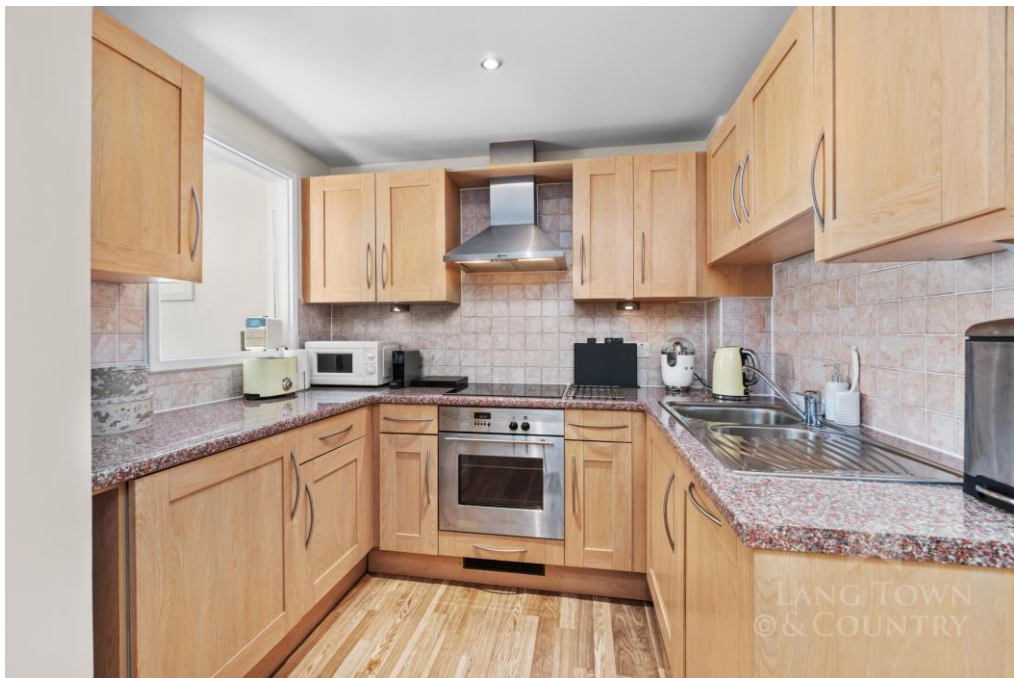
There is a further double bedroom. The family bathroom incorporates a bath, pedestal wash hand basin, w.c. and a chrome heated towel rail. The hallway provides a useful storage cupboard which offers further storage space and houses the gas central heating and hot water systems.

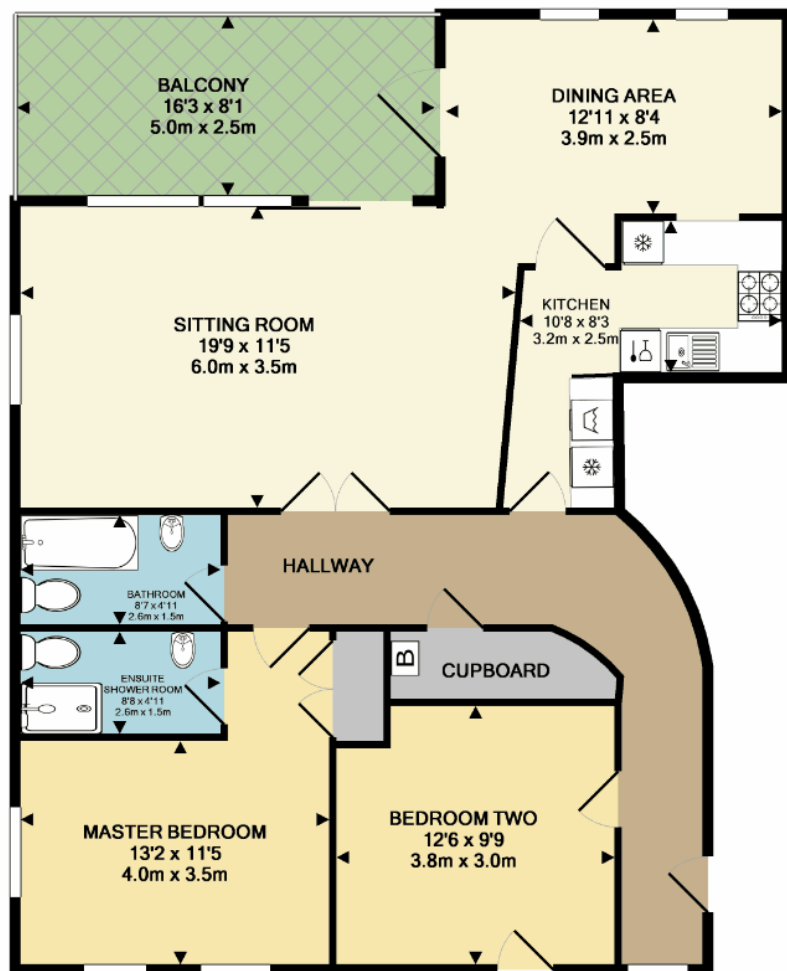
Outside there is an allocated parking space and storage lockers are available from the Management Company. There is also a small garden for residents.

We understand the apartment is held on Lease with 984 years remaining and subject to a service charge of approximately £2,500 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.

AGENTS NOTE: This property is being offered with no onward chain.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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