



Apartment 23, Queen Anne's Quay

Parsonage Way, Coxside, Plymouth, Devon, PL4 0LY



£325,000

'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 third floor and enjoys level access from the car park via lift or stairs. The landing on the third floor is shared with one neighbour, and there is also access to a rubbish chute on this landing.

The front door leads through into a spacious and sweeping curved hall which provides access to the primary rooms. The sitting room has floor to ceiling windows and a sliding door opening to a charming balcony which offers the most stunning and far-reaching views. There is a useful dining area which provides ample space for a table and chairs and also has access to the balcony.

There is a fitted kitchen with a range of integrated appliances namely under counter fridge, freezer, hob and oven with overhead extractor hood and also a dishwasher. There is a range of wall and base mounted units.

The master bedroom is a spacious double which benefits from built-in wardrobes and an en-suite shower room offering a shower, W.C, wash hand basin and a heated towel rail. There is a further double bedroom. The family bathroom incorporates a bath, wash hand basin, W.C. and a 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.

There is an allocated parking space located in the underground garage and a storage cupboard. There is also a communal garden for residents with additional visitor parking.

We understand that the property is being offered to the market with no onward chain and an internal inspection can be highly recommended.

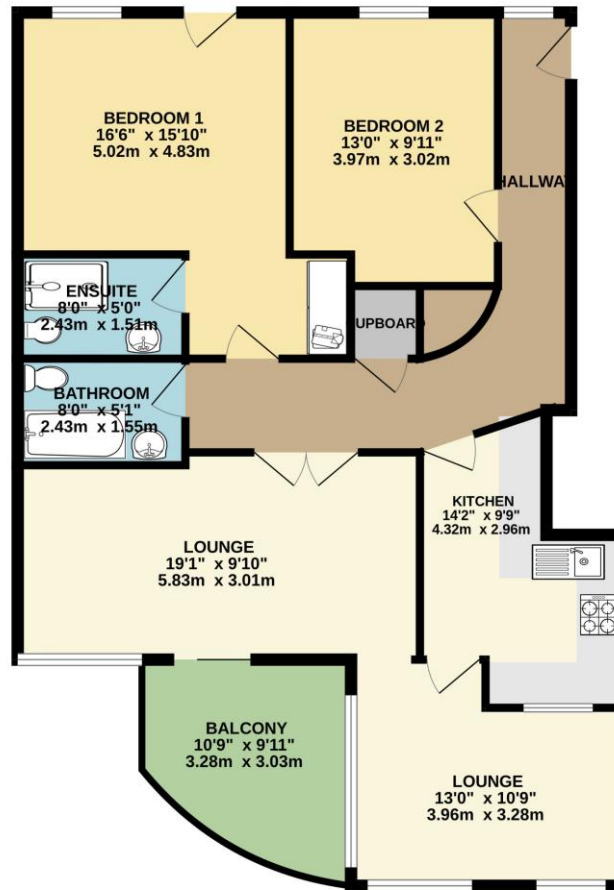
Lease information: We understand the apartment is held on Lease with 981 years remaining and subject to a service charge of approximately £3877.08 per year and an annual ground rent of approximately £478.79. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification

Agents Note: In accordance with the Estate Agents Act (1979), we hereby disclose that the owner of this property is a relation of an employee at Lang Town & Country.



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





TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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