



Flat 66 Aqua House, 1 Kingdom Street, West Hoe, Plymouth, Devon, PL1 3GJ



Guide Price £425,000



This coastal development of one-, two- and three-bedroom apartments and split-level homes is positioned next to the successful Quadrant Quay scheme constructed by the same developer, The English Cities Fund. Just a short walk from the bustling city centre and set close to King Point Marina; home to the popular Dock restaurant, Quadrant Wharf has it all.

Lang Town and Country are delighted to present to the market this beautifully presented top floor apartment in the beautiful Aqua House. The block is approached and entered via a "Video Door Entry" where there are stairs and a lift, which provides access to all floors.

This spacious and well apportioned duplex apartment benefits from High Ceilings throughout and is a real pleasure to view. We understand there are only 2 (including this one) duplex apartments within Aqua House.

In brief, the apartment comprises an entrance hall, utility room, family bathroom which is finished to a high standard and comprises a bath with overhead shower, wash hand basin, WC, wall mirror, chrome finish electric heated towel rail and floor to ceiling tiles.

There are 2 bedrooms, one on each floor of the apartment. Bedroom 2 benefits from a floor to ceiling window allowing ample light to flood through. A beautiful oak staircase leads to the top floor. With a sky light above the staircase, it adds a wonderful light stream. The master bedroom benefits from built in wardrobes and has access to a master en-suite shower room. From the window there are distant views towards Plymouth Hoe.

On this landing there is a utility cupboard, spacious storage cupboard and door leading to a wonderful lounge/diner/kitchen. The kitchen area offers a range of integrated appliances namely Zanussi larder style fridge/freezer, Zanussi Dish washer, Neff Oven and Grill and separate Hob with overhead extractor hood. This really is a truly wonderful entertaining space.

There are full width bi-fold doors to the spacious balcony which has the added benefit of an outside cold-water tap. This really is a wonderful area to relax and enjoy numerous beautiful sunsets.

The property has an allocated parking space.

Lang Town and Country would highly advise an internal inspection of this very special apartment. It is a wonderful opportunity to purchase a fine apartment with stunning views.

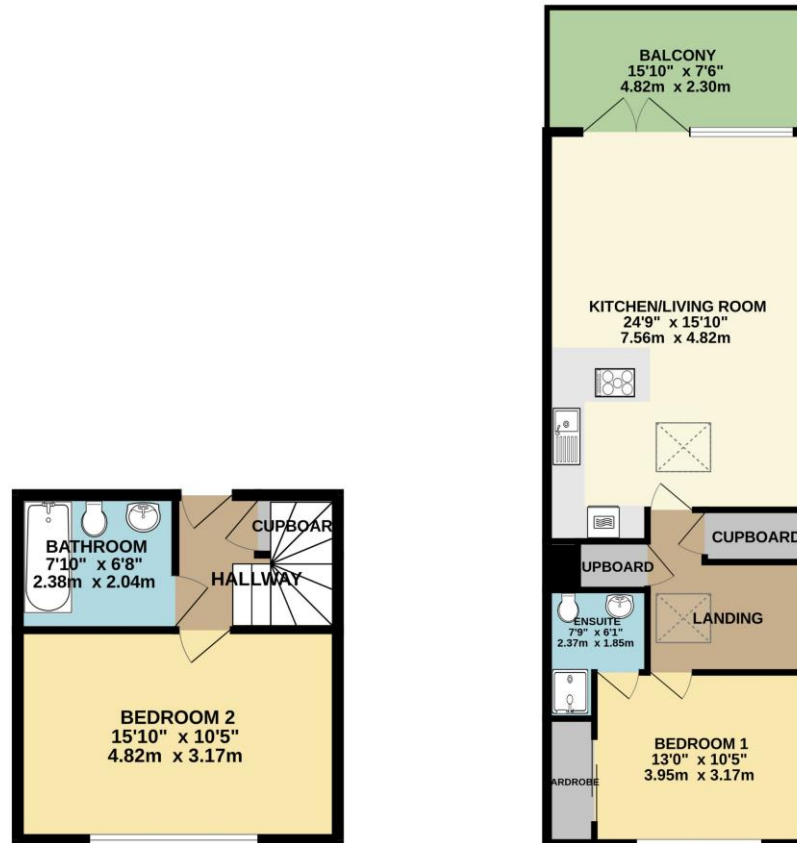
Lease Information

We understand the apartment is held on Lease with 232 years remaining and subject to a service charge of approximately £2,016.24 per year but this is subject to change and an annual ground rent of approximately £250.00. 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](tel:01752200909).





TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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