



Flat 1, Quay Road, The Barbican  
Plymouth, Devon, PL1 2JZ

**Price: £189,950**



Lang Town and Country are most delighted to offer this spacious two-bedroom, first floor apartment which is situated in the heart of Plymouth's historic Barbican with direct views of The Barbican and Sutton Harbour. The property is located on Quay Road, a famous and picturesque terrace of apartments, bars and eateries all fronting Sutton Harbour, which has been captured in many paintings and photographs.

The first-floor entrance leads to the spacious L shaped living room/kitchen with views over Sutton Harbour Marina from the large picture window, with window seat with storage space under. The kitchen boasts dark mahogany style base and wall units with contemporary work surfaces, a full height pantry together with a range of integrated appliances including ceramic hob with cooker hood over, combination oven/microwave, larder fridge/freezer, dishwasher and washer/dryer. There is a well-placed breakfast bar where you can sit and enjoy the view. The travertine stone tiled floor leads through to the internal hallway and door to the bathroom. This features a contemporary white suite with panel bath with large rainfall showerhead over and glass screen, wash hand basin and WC. The walls and floor are fully tiled and there is a heated towel rail and fitted mirror. Adjacent to the bathroom is a separate cloakroom, again fully tiled with WC and wash hand basin. The main bedroom is a good-sized double with window to the side and a range of fitted wardrobes. The second bedroom is also a double and currently has a fitted desk and wall unit and lends itself to being used as an office/study. A door leads to a large walk-in wardrobe. Further storage cupboard and understairs cupboard.

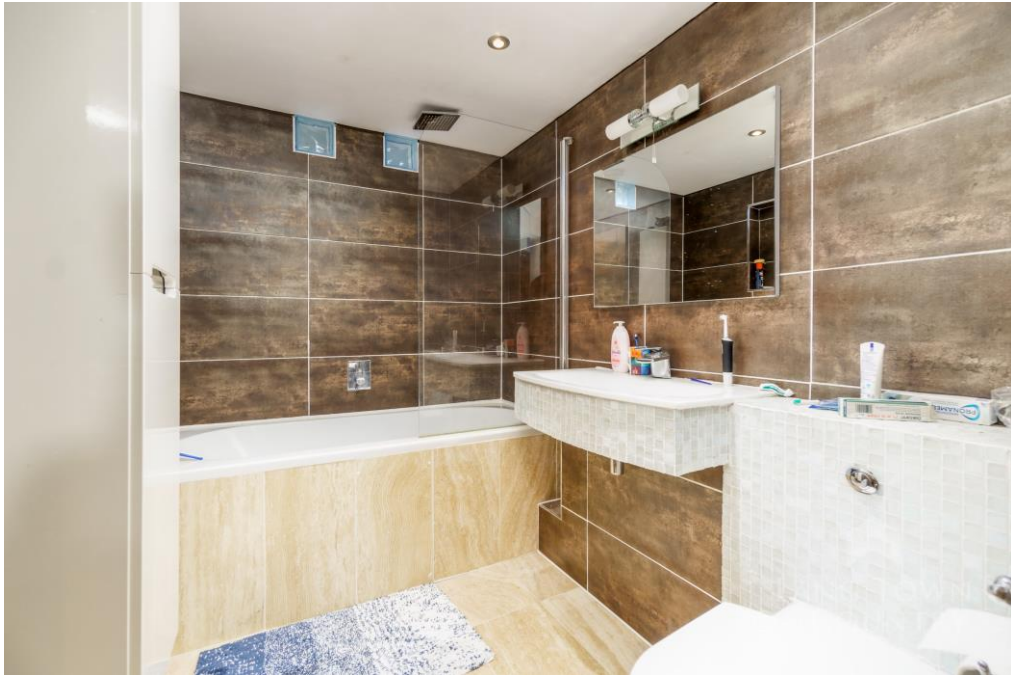


This great apartment benefits from electric underfloor heating in the kitchen area, bathroom, separate W.C and bedrooms. An early viewing is highly recommended to appreciate this fantastic apartment located in the heart of the Historic Barbican.

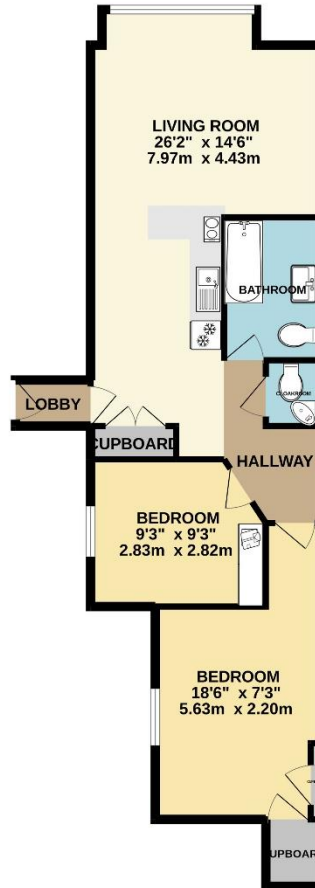
#### **Lease Information**

We understand the apartment is held on Lease with 962 years remaining and subject to a service charge of approximately £1200 per year and an annual ground rent of approximately £100. 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**



FIRST FLOOR  
701 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.2 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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