



Flat 24, Beaufort House, Lower Street, Sutton Harbour, Plymouth, Devon, PL4 0BS

Offers Over £400,000



Beaufort house forms part of the Mariners Court development which was completed in 1992. Conveniently located on Sutton Harbour, within easy walking distance of Plymouth City Centre with its nationally acclaimed Theatre Royal and excellent shopping facilities. Plymouth's historic Barbican area with its maze of narrow cobbled streets, restaurants, pubs and shops is within view and easily accessible. Ferries and water taxis to the Dockyard and warships, Mount Batten and Cawsand run regularly within the area. Plymouth Hoe with its beautiful architecture and panoramic sea views is accessed by taking the picturesque walk around the waterfront, with steps up to the Hoe itself.

Ideally located it is within walking distance of Plymouth's historic Barbican area, with its local shops and restaurants, as well as the City Centre, Drake Circus with its excellent shopping facilities, Theatre Royal and The Barcode leisure complex.

This beautifully presented 2nd floor apartment has been refurbished by its current owners. The entrance to the apartment leads to the hallway with two storage cupboards and doors to all the principal rooms. There are two bedrooms, both are generous doubles.

The main bedroom has fitted wardrobes with sliding doors and access to a beautiful en-suite shower room which comprises a walk-in shower, WC, hand basin, ladder towel rail and is fully tiled. Bedroom Two also benefits from fitted wardrobes. There is also a beautiful family shower room.

The galley style kitchen has a window allowing light. The current owners have created an opening between the kitchen and lounge/diner allowing extra light as well as views of the marina.

The kitchen is beautifully presented and offers a range wall and base mounted units. There is also a variety of integrated appliances namely washing machine, AEG electric oven and hob with extractor hood. There is sufficient space for a freestanding fridge/freezer.

There is a spacious lounge/diner with impressive floor to ceiling glazed windows and a pair of sliding glazed doors leading onto a private and covered balcony which takes in the south facing marina views to the full.

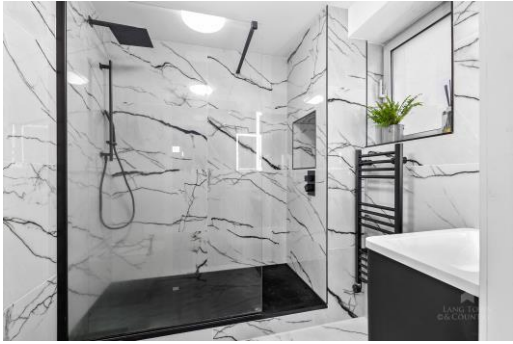
The property is fitted with electric central heating. Parking for one vehicle is allocated within a gated car park which accessed from Lower Street. There is also pedestrian access via a security gate which accesses directly on to the quayside.

A viewing can be highly advised of this truly beautiful apartment.

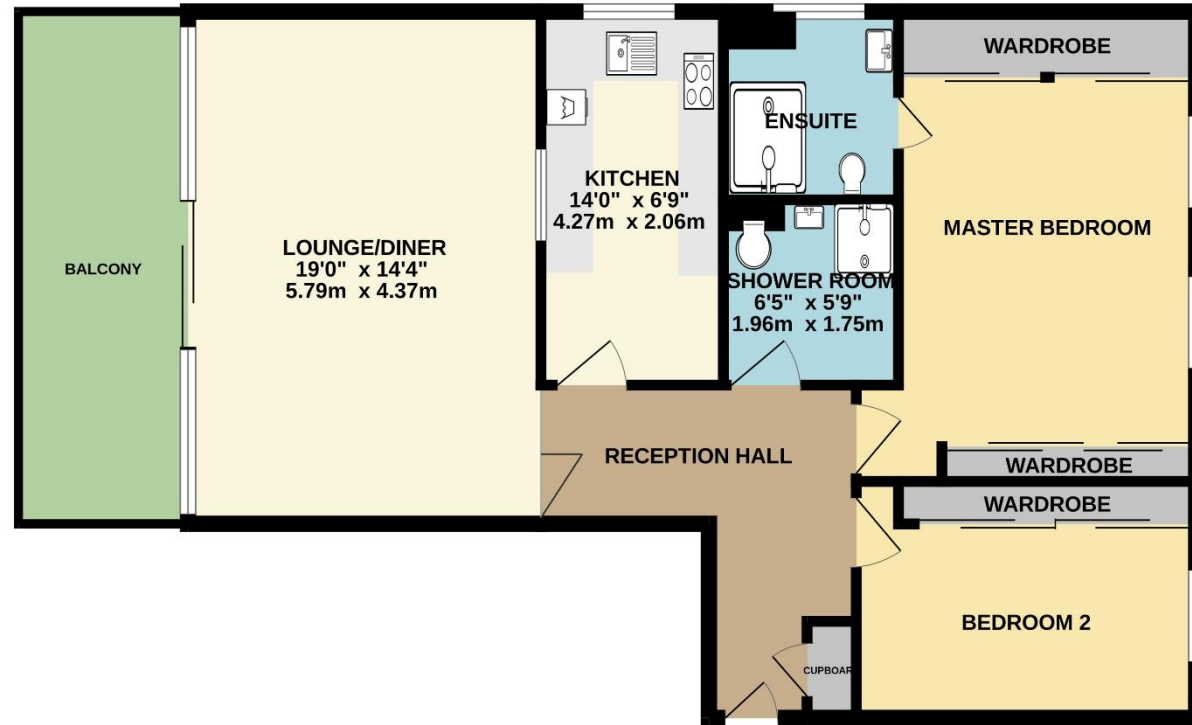
We understand the apartment is held on Lease with 174 years remaining and subject to a service charge of approximately £1,715 per year from Jan - Dec but this is subject to change and an annual ground rent of approximately £100. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).



SECOND FLOOR



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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