



Flat 1, Sutton View, 11 Moon Street, Sutton Harbour, Plymouth, Devon, PL4 0AL



# Guide Price £170,000

This attractive and well-presented first floor apartment is situated in a convenient central location and within easy reach of the historic Barbican, Hoe Waterfront, Plymouth City Centre and the University.

From the level access on the ground floor, lift and stairs lead to the first-floor landing. The development offers single level living with lift access to all floors, security-controlled entrance and a building foyer.

The front door leads through into an attractive 'L-shaped' entrance hall which in turn leads to a good size open plan reception room/kitchen area and doors off to all principal rooms. There is a storage cupboard in the hallway which houses the boiler.

There are 2 bedrooms with the master bedroom benefiting from access to an en-suite shower room. Bedroom 2 is a double bedroom.

The bathroom is well appointed and comprises a bath with glazed screen and shower over, a sink, chrome towel rail and WC.

The lounge/diner/kitchen is a fantastic entertaining space with doors leading onto the front facing balcony. The kitchen area benefits from a variety of integrated appliances. Namely larder fridge/freezer, dishwasher and hob/oven with overheard extractor hood.

**AGENTS NOTE:** This apartment is well presented throughout, and an internal inspection can be most strongly recommended. The apartment is currently let, and so would suit investors or first-time buyers or equally people looking to downsize and enjoy city centre living.

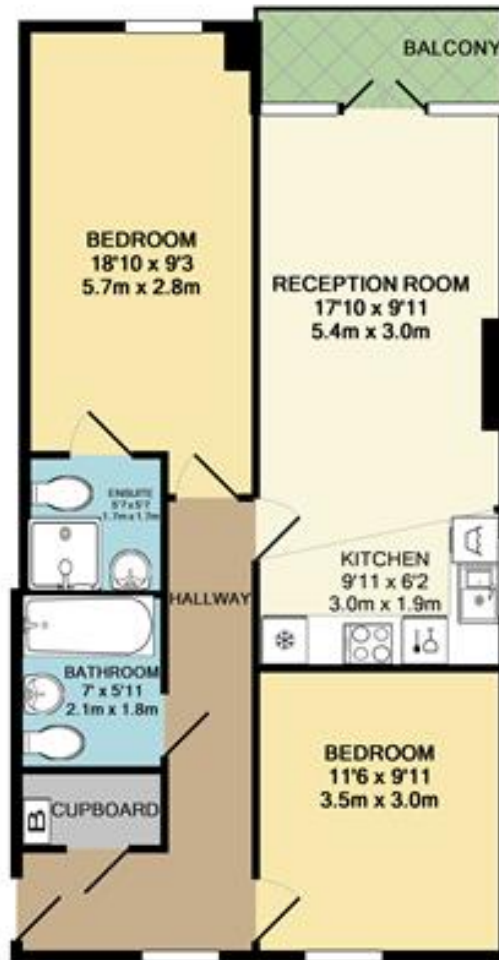
## Lease Information

We understand the apartment is held on Lease with 107 years remaining and subject to a service charge of approximately £2,400 per year from July 2023 - July 2024 but this is subject to change and an annual ground rent of approximately £246.98. 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:01752 200909)







TOTAL APPROX. FLOOR AREA 678 SQ.FT. (63.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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