



Flat 19, Aqua House, Kingdom Street, Plymouth, Devon, PL1 3GJ



# Price £320,000

Quadrant Quay is a beautiful development set to the waterside of Plymouth Hoe within walking distance of the historic waterfront and Plymouth Sound. Nearby there is a Marina at King Point with a host of restaurants and cafes, all within walking distance.

Lang Town and Country are delighted to present to the market this beautifully presented first 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. The apartment is conveniently located within proximity to the lift entrance. This superb, front facing and side apartment, has views over King Point Marina, Plymouth Sound and Cornwall beyond.

The accommodation comprises an entrance hallway with a useful utility cupboard and doors to all rooms. The impressive dual aspect living room has a picture window to the front and a fully glazed door to the west facing balcony with the views in full and further views of Plymouth Sound and drakes Island from the side elevation. The open plan living room incorporates the high specification kitchen with a range of base units and matching wall cupboards. There is a range of integrated appliances including a fridge/freezer, dishwasher, oven, hob and extractor fan. There are two double bedrooms both with windows to the side overlooking Plymouth Sound. The master bedroom having fitted wardrobes and an en-suite shower room comprising, a double shower cubicle, wash hand basin, W.C, vanity mirror, heated towel rail, part tiled walls and tiled floor. The main bathroom comprises a bath with shower over, wash hand basin, W.C, vanity mirror, heated towel rail and, part tiled walls and tiled floor.

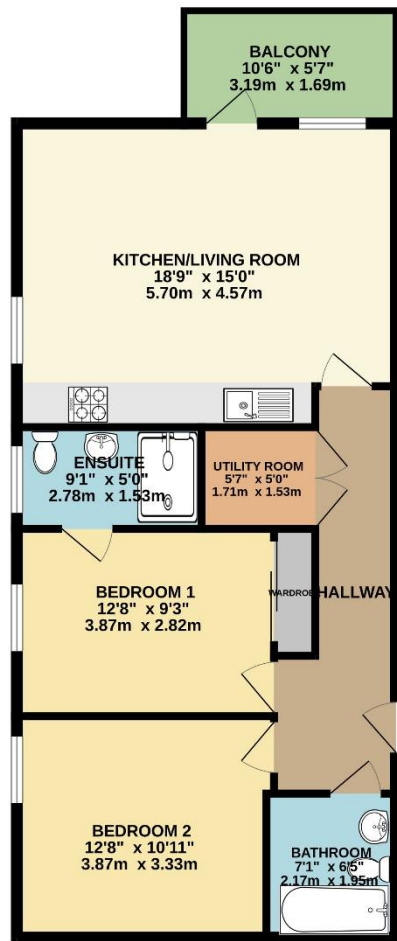
This amazing apartment also has the benefit of an allocated parking space. We strongly recommend an early internal viewing, to appreciate this fantastic apartment, situated in a superb location with an amazing view.

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

[www.langtownandcountry.com](http://www.langtownandcountry.com)







TOTAL FLOOR AREA : 752 sq.ft. (69.9 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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Lang Town & Country  
6 Mannamead Road  
Plymouth  
PL4 7AA  
Tel: 01752 200909  
Email: [waterside@langtownandcountry.com](mailto:waterside@langtownandcountry.com)  
[www.langtownandcountry.com](http://www.langtownandcountry.com)

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