



19 East Quay House, Sutton Harbour, Plymouth, Devon, PL4 0HX



# Guide Price £185,000

East Quay House' is a waterside development located on the eastern side of Sutton Harbour completed by Charles Church Developments in 2006. This modern penthouse apartment has been fully refurbished to an exacting standard with high quality fixtures and fittings used throughout.

This attractive stylish apartment is found on the Penthouse level (fourth floor) of East Quay House with views across Sutton Harbour Marina. From the attractive resident entrance foyer, there is a lift and stairs offering access throughout the development.

On the fourth floor landing a door leads into a beautiful entrance hallway with modern ceramic tiled floor, tiled feature wall, video entry phone system, LED lighting, a cupboard housing Tornado pressurised hot water system and storage. An oak door with a glass panel leads into the open plan reception, which is delightfully light and airy with high vaulted ceiling and impressive glazed feature wall. High level windows on the Southern elevation draw ample additional light. A ceramic tiled floor continues into the kitchen area, the kitchen is fitted with Larder fridge, freezer, Bosch oven and grill with combination oven, Zanussi washer drier, four burner gas hob, Schock sink with drainer, modern work surfaces, breakfast bar, feature lights and a cupboard housing the gas central heating boiler.

The sitting area has ample space for corner group seating. The feature wall and ceiling lights create a city living feel. From the sitting area, a door leads to the balcony which provides ample space for table and chairs and has views towards Sutton Harbour. There are also two further windows which are electronically controlled and situated high into the vaulted ceiling. The master bedroom is spacious and has a built-in wardrobe with sliding doors and a window to the rear elevation overlooking the balcony. Bedroom 2 is again a good size double with a window to the rear elevation. The bathroom comprises a three-piece matching suite, low level dual flush WC, pedestal wash hand basin with wall mounted vanity cupboard with lighting and mirror over, deep jacuzzi bath, sound system, shower over with glazed screen, tiled flooring and a heated towel rail.

Outside there is an allocated parking space within a gated car park for one vehicle.

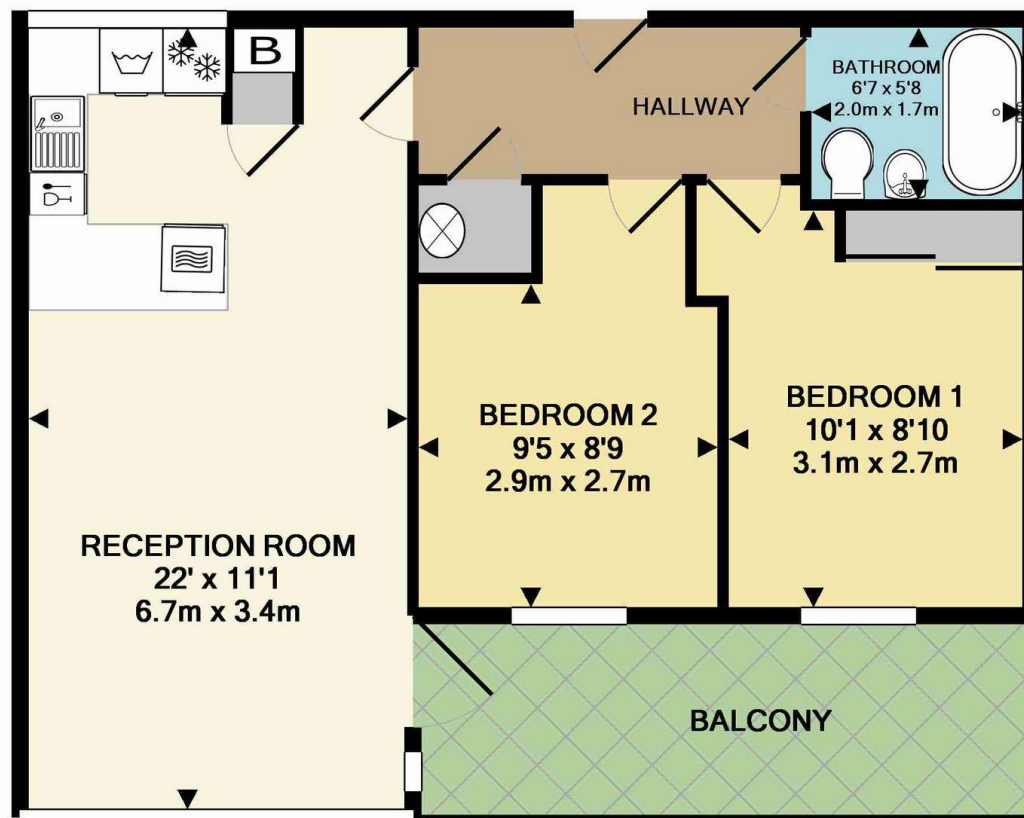
**LEASE INFORMATION:** We understand the apartment is held on Long Lease with 980 years remaining and an annual service charge of approximately £2200. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

To view this property call Lang Town & Country Estate Agents on **01752 200909**.









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