



LANG TOWN
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Flat 3, The Quarterdeck, Strand Street, Stonehouse, Plymouth, Devon, PL1 3RL



Price £320,000



The Quarterdeck is a waterside development located within an attractive gated community in the Stonehouse Peninsula, within easy reach of the Cremyll Ferry crossing to Mount Edgcombe Park, Royal William Yard with its variety of restaurants, the emerging new waterfront at Millbay with its recently opened marina King Point. Highlights of the development include visitor's parking, private tidal slipway, and residents' barbecue area taking in the views to the full including the Royal William Yard.

Lang Town and Country are delighted to present to the market this beautifully presented first floor apartment within this fantastic, gated waterside community, which has been completely redecorated in our vendor's ownership. From the communal entrance hall on the ground floor, which is shared with six apartments, stairs lead to the first-floor landing.

In brief, this most charming and well-presented apartment consists of a front door which leads into the inner hall and provides access to the principal accommodation.

The master bedroom features an eye level window looking to the incredible views, built-in wardrobe for storage and access to an en-suite shower room comprising an enclosed shower unit and w.c. hand wash basin and chrome towel rail. There is also a guest double bedroom which is light and airy. The family bathroom is beautifully presented and offers WC, Hand Basin, and above-bath shower.

From here, there is access to the impressive open plan living area with doors onto a westerly facing balcony. The open plan reception room enjoys a magnificent view west across Stonehouse Creek taking in the ever-changing estuary towards Ocean Court, Mayflower Marina, Mount Edgcombe and the River Tamar.

The kitchen offers a range of base and wall mounted units to three sides providing excellent surface areas and a window looking to Strand Street. The dining area provides suitable space for table and chairs. There is a useful cupboard providing storage.

Outside there is an allocated parking space for one vehicle, additional visitor's parking and two storage cupboards. The slipway is for residents use only and is the only development in Plymouth with an offering such as this. The slipway cannot be used for launching of boats. The residents BBQ area is ideal for entertaining in the summer, etc.

Lang Town and Country would highly encourage an internal inspection of this beautifully presented top floor apartment to appreciate the accommodation on offer.

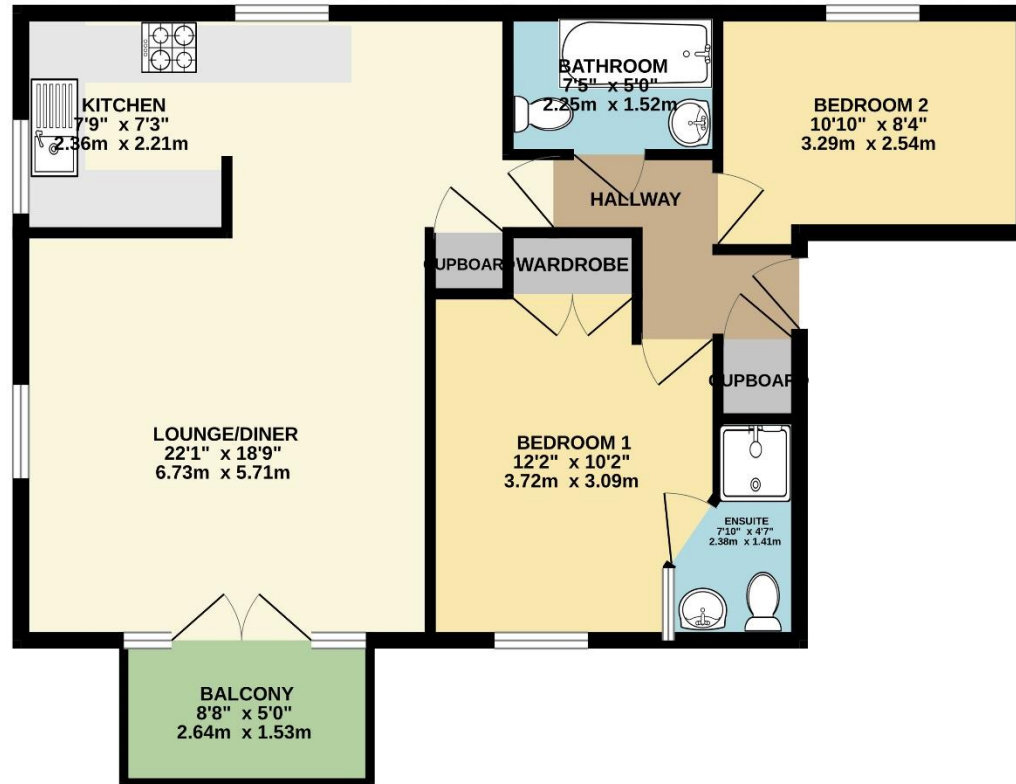
LEASE INFORMATION - We understand the apartment is held with a Share of the Freehold, with a Lease of 163 years remaining and subject to a service charge of approximately £1800 per year and an annual ground rent of approximately £30. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



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

www.langtownandcountry.com





TOTAL FLOOR AREA : 666 sq.ft. (61.9 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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