



7, Pinnacle Quay North, 4 Harbour Avenue, Sutton Harbour,  
Plymouth, Devon, PL4 0BJ





# Price £269,950

Set in the heart of Sutton Harbour, offering level access to the historic Barbican and Hoe, is this impressive and modern apartment. The property has gas central heating, double glazing and an entry phone system.

Being sold with vacant possession and no onward chain is this 3rd floor apartment (top) of the Pinnacle Quay North development.

The property has a spacious entrance hallway with numerous built-in storage cupboards. There is a generous size open plan dual aspect lounge/diner/kitchen area with door leading on to the private balcony with partial views overlooking Sutton Harbour. The property has 2 double bedrooms.

The master bedroom has fitted wardrobes and en-suite shower room comprising shower, sink, a low level w.c., chrome heated towel rail and fully tiled walls and floor. There is a further double bedroom and a modern three-piece bathroom.

The property comes with an allocated parking space and an internal inspection of this well presented and spacious apartment can be highly recommended.

## LEASE INFORMATION

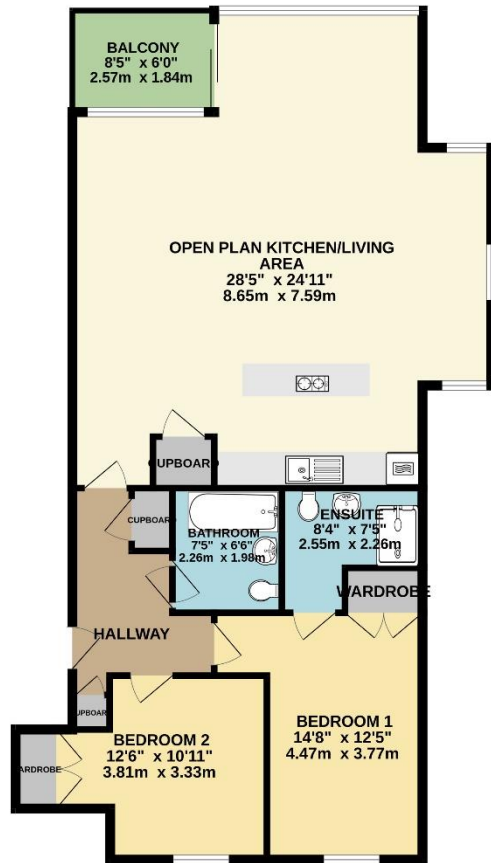
We understand the apartment is held on Lease with 979 years remaining and subject to a service charge of approximately £2,862.81 per year, an annual ground rent of approximately £100 and a reserve fund of TBC per annum. The above information is provided in good faith although we would recommend that 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 FLOOR AREA : 1067 sq.ft. (99.1 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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