



Apartment 50, East Quay House, Sutton Harbour,  
Plymouth, PL4 0XH





# Price £450,000

'East Quay House' is a much sought-after waterside development located on the eastern quay in Sutton Harbour with a delightful westerly aspect and exceptional panoramic views across the marina, city and towards Plymouth Sound. This immaculate and well maintained apartment is a must view for serious buyers looking for a waterside home.

'East Quay House' was completed by Charles Church Developments in 2006 and comprises 56 apartments, many with delightful waterside views and gated parking for all properties.

From a security controlled reception area on East Quay, with mail boxes and a TV entry phone system, there is access to an inner hall with door to car park, lift and stairs to all floors. There is level access throughout the building ideal for those looking for single level living. From the eighth floor landing, shared between only 4 apartments, a corridor leads to the apartment front door. Oak door leads into apartment with doors off to all rooms.

The superb living room is spacious and has a feature wall with fully glazed floor to ceiling picture window with truly impressive views of the waterfront, Sutton Harbour Marina, and westerly towards The Barbican and The Hoe. There is a glazed door to the covered balcony which is a delightful size offering ample space for alfresco dining and has views in full, a wonderful space to relax and take in the views during the day and evening.

The separate kitchen is comprehensively fitted with a range of white high gloss fronted units and integrated NEFF appliances including dishwasher, washer dryer, four ring gas hob with oven below and filter over, a microwave, larder fridge and freezer, stainless steel sink with mixer tap and waste disposal, and under unit lighting. The master bedroom is luxurious and spacious, there is a built-in wardrobe and ample space for a dressing table, etc. The en-suite shower room has a suite comprising a double walk-in shower enclosure and glazed screen/door, sink with chrome mixer tap and mirror over, dual flush w.c., ladder heated towel rail, and fully tiled walls and floor.

The second bedroom is deceptively spacious and is ideal for guests/study room. The family bathroom has a shower, with screen, over the bath, recessed sink with chrome mixer, dual flush w.c., chrome ladder heated towel rail, fully tiled walls with feature glazed tile, and tiled floor.

Within the apartment hall there are a pair of cupboards, one houses a pressurized hot water system and offers airing cupboard space, the other houses the gas central heating boiler and space for further storage. There is also a double door cupboard to provide extra storage. Outside there is allocated parking for one vehicle within a gated car park.

This apartment has a real 'Wow factor' as soon as you enter, and an early viewing is recommended to avoid disappointment.

We understand the apartment is held on Lease with 977 years remaining and subject to a service charge of approximately £4,056 per year and an annual ground rent of approximately £100. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

**Agents Note:** The external cladding on this building has been fully replaced. The previous material has been removed, and new cladding has been installed in accordance with current building regulations and safety standards. This work was carried out to enhance the building's safety, energy efficiency, and overall appearance.

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

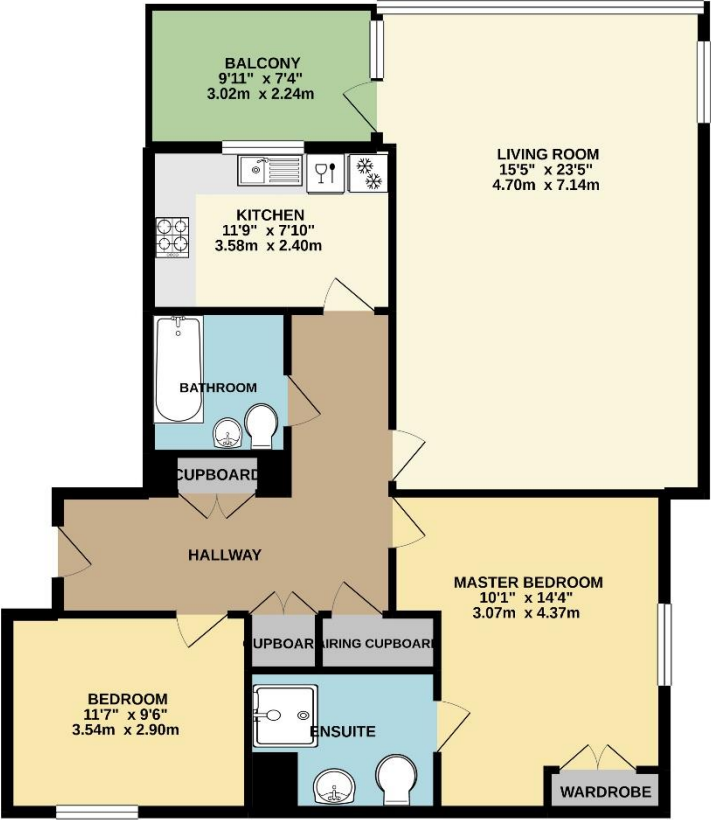
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EIGHTH FLOOR APARTMENT



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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