



12 Queen Annes Quay, 9 Parsonage Way, Coxside, Plymouth, Devon, PL4 0LY



£375,000



'Queen Anne's Quay' is situated within close proximity to Sutton Harbour overlooking Queen Anne's Battery Marina and beyond to Plymouth Sound. The development enjoys a quiet position which is within easy reach of the historic Barbican and Hoe, along with a host of local restaurants, shops and services.

This beautifully presented first floor three-bedroom apartment features a spectacular South facing terrace which takes in the views to the full and offers a delightful space to entertain and relax.

From the entrance hall featuring a curved wall, French doors open into attractive lounge/diner with floor to ceiling window and door opening to the balcony and views, there is ample space for sitting and dining areas and a further door leading to the terrace. Door into separate kitchen/breakfast room. The kitchen/breakfast room is fitted with a range of base and wall mounted units with integrated appliances to include, Oven, Hob, Fridge / Freezer, dishwasher, washer machine, sliding door out to balcony, perfect for serving an 'al-fresco' diner/lunch.

The master bedroom is a double room with ample space for a king size bed and furniture and built in wardrobe. An en-suite shower room comprises enclosed shower, pedestal wash hand basin, dual flush WC, heated towel rail and part tiled walls and floor.

The second bedroom is a generous double room with a window allowing ample light. The third bedroom is a small double but ideal as a study. Also, a family bathroom with bath, WC and sink, with part tiled walls and floor and heated towel rail.

Within the entrance hall there is a storage cupboard. Outside there is allocated parking.

Agents Note: Images were taken prior to the current tenants moving in.

LEASE INFORMATION

We understand the apartment is held on Lease with 976 Years remaining and subject to a service charge of approximately £5,300 per year from *TBC but this is subject to periodic review and an annual ground rent of approximately TBC. 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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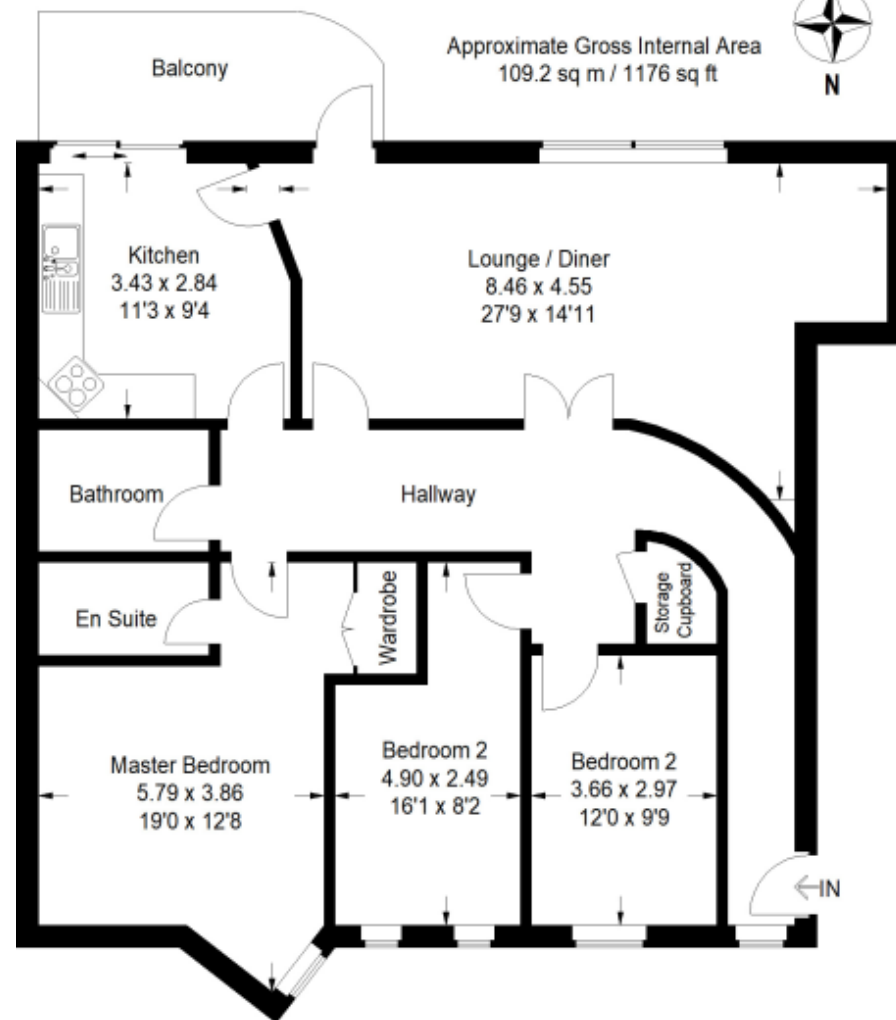


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