



47 Maritime Square, Mount Wise, Plymouth, Devon, PL1 4SW

# Price £380,000

Located in the heart of one of Plymouth's most historic and scenic coastal settings, this beautifully appointed two-bedroom apartment is situated within Maritime Square, a purpose-built development set within the prestigious grounds of the Grade II listed Admiralty House and Estate.

Boasting an enviable waterfront position overlooking the Tamar Estuary, the apartment enjoys a tranquil yet highly convenient location. Residents benefit from nearby access to the lush parklands, the acclaimed Royal William Yard with its vibrant mix of restaurants, cafes, and wine bars, the Mayflower Marina, and a charming waterfront bistro. Excellent transport links include regular passenger ferries to the Barbican and Mount Edgcumbe, as well as easy access to Cornwall via the nearby Torpoint Ferry.

Inside, a spacious hallway with engineered oak flooring and underfloor heating sets the tone for the quality of finish throughout.

The open-plan living space is a highlight—generous and bright, with glazed double doors opening onto a private terrace. From here, residents can enjoy views over the landscaped grounds towards Royal William Yard and Mount Edgcumbe, making it a perfect spot for alfresco dining or simply soaking up the sun.

The contemporary kitchen features sleek, handleless cream cabinetry, Silestone worktops, and an island unit with an inset induction hob and integrated extractor. A full range of quality appliances is seamlessly integrated, including a fridge, freezer, double ovens, warming drawer, and dishwasher.

Both bedrooms are spacious doubles, with the master bedroom benefiting from a stylish en-suite shower room featuring a walk-in double shower, modern vanity unit, WC with concealed cistern, fully tiled walls, heated towel rail, and underfloor heating. The main bathroom mirrors this standard with a deep panelled bath and high-spec contemporary fittings throughout.

This is a rare chance to acquire a modern, high-spec apartment in a sought-after and peaceful waterside location, blending contemporary living with historical charm. Whether as a stylish main residence, lock-up-and-leave second home, or investment, this property offers the very best of Plymouth's vibrant waterfront lifestyle.

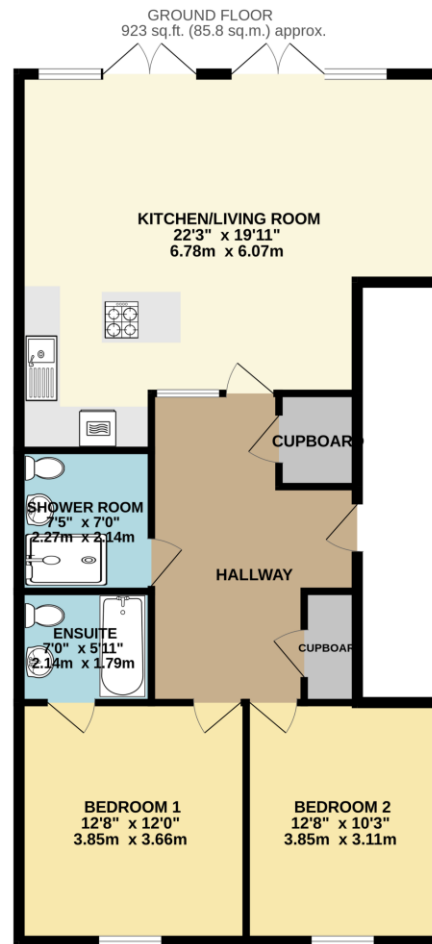
## Lease Information

We understand the apartment is held on Lease with 984 years remaining and subject to a service charge of approximately £2500 per year from May 25 but this is subject to periodic review and an annual ground rent of approximately £350. 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**.







TOTAL FLOOR AREA : 923 sq.ft. (85.8 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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