



Flat 52, Ocean Court, Richmond Walk, Stonehouse, Plymouth, Devon, PL1 4QB

Offers Over £275,000



Lang Town and Country are proud to present this exceptional two-bedroom first-floor apartment, situated within the prestigious Ocean Court – an iconic waterside development offering some of the most captivating and uninterrupted views in the South West.

Enjoying a commanding position overlooking Mayflower Marina, the Royal William Yard, the Tamar Estuary, and stretching across to Plymouth Sound, and the rolling hills of Southeast Cornwall, this superb apartment offers a truly unrivalled coastal panorama.

The heart of the home is an impressive and light-filled living room, featuring floor-to-ceiling patio doors. These open onto a substantial private balcony – an ideal space for relaxing or entertaining while enjoying the ever-changing views of the marina and beyond.

The open-plan kitchen is well-appointed with a range of base and wall units, laminate work surfaces.

There is a double bedroom also having patio doors leading to the balcony with views in full. The single bedroom is currently being used as a dressing room/store room. The shower room is finished to a high standard, comprising a shower cubicle, WC, and basin and ambient lighting.

Further benefits include with adjoining storeroom, car port, residents' parking, and access to beautifully maintained communal gardens. Ocean Court is a secure, gated development renowned for its peaceful setting, quality finish, and impeccable standards.

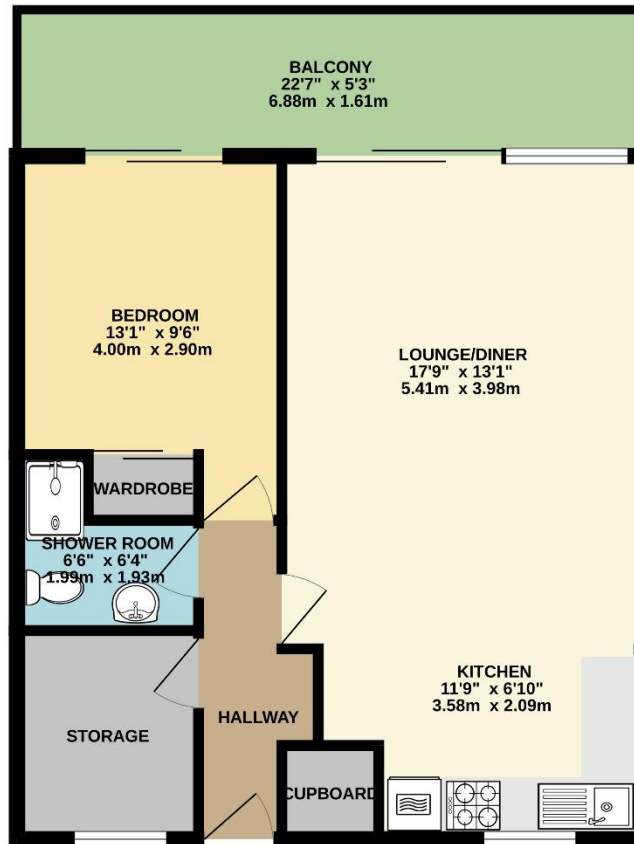
This rare waterfront offering combines luxurious living with peace, privacy, and panoramic views in one of Plymouth's most desirable coastal locations. Early viewing is highly recommended.

We understand the apartment is held on a sharing freehold with each flat/apartment owns a share of the lease. The lease has 968 years remaining and subject to a service charge of approximately £2,239.29 per year from January 2025 but this is subject to periodic review and an annual ground rent of approximately £30.00. 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: 556 sq.ft. (51.6 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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