



Flat 5 Beaufort House, Lower Street,  
Sutton Harbour, Plymouth, PL4 0BS



Price £390,000



Discover sophisticated waterside living in this beautifully presented two-bedroom apartment, perfectly positioned on the second floor of Beaufort House with panoramic, south-facing views across Sutton Harbour.

Accessed via a security-controlled entrance with lift and stair access to all floors, the apartment welcomes you into an 'L-shaped' inner hall with an entry phone system. Double doors open into a bright and spacious lounge/diner, featuring impressive floor-to-ceiling glazed windows and sliding doors that lead directly onto a private, covered balcony. This inviting outdoor space is ideal for enjoying the south-facing marina views and the vibrant atmosphere of Sutton Harbour.

The contemporary galley-style kitchen has been thoughtfully enhanced with an opening to the lounge/diner, allowing for extra light and enjoying glimpses of the marina. It boasts a range of sleek white gloss wall and base mounted units with under-unit LED lighting, complemented by an array of integrated appliances including a larder-style fridge/freezer, AEG dishwasher, built-in AEG electric oven and hob with extractor hood. A convenient cupboard houses the pressurised hot water cylinder.

The apartment offers two generously sized double bedrooms. The master bedroom benefits from a stylish, tiled en-suite shower room, complete with a shower enclosure, low-level WC, chrome heated towel rail, and a vanity unit with a wash hand basin. The main shower room is equally well-appointed, featuring a spacious walk-in shower, chrome towel rail, WC, a further vanity unit with a hand basin, and an electric fitted wall mirror.

Further benefits include electric heating, uPVC double glazing throughout, and a highly convenient allocated parking space within a gated car park, ideally situated close to the main entrance. Pedestrian access directly onto the quayside is also available through a security gate.

Beaufort House forms part of the Mariners Court development, offering a prime location within easy walking distance of Plymouth City Centre, with its nationally acclaimed Theatre Royal and excellent shopping facilities. The historic Barbican area, with its charming cobbled streets, diverse restaurants, pubs, and shops, is just a stroll away. Regular ferries and water taxis provide easy access to the Dockyard, Mount Batten, and Cawsand. The scenic Plymouth Hoe, with its beautiful architecture and panoramic sea views, is easily reached via a picturesque waterfront walk. This desirable location also places you close to Drake Circus shopping centre and The Barcode leisure complex.

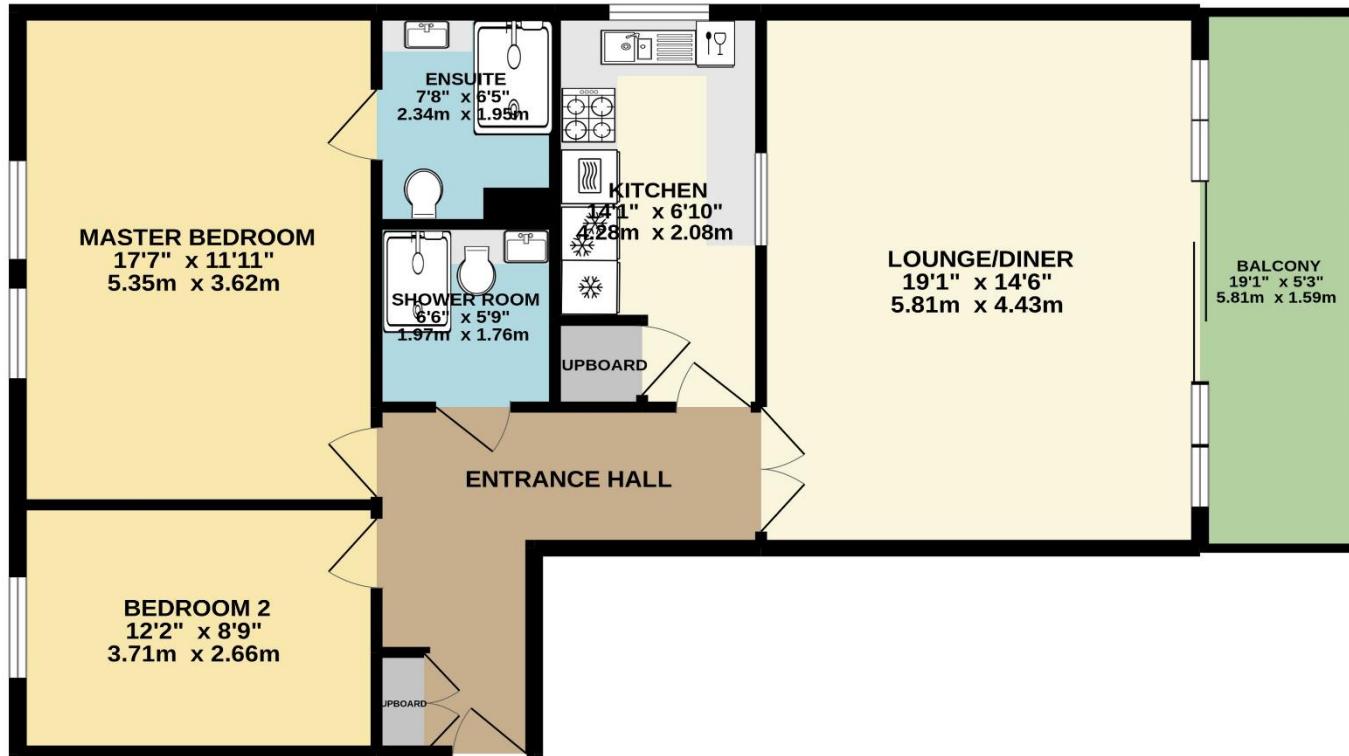
**Lease Information:** We understand the apartment is held on Lease with 173 years remaining, subject to a service charge of approximately £2,750 per year and an annual ground rent of approximately £112.50. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



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



## SECOND FLOOR



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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