



Flat 4, East Quay House, Barbican, Plymouth

OIRO £180,000



Key Features

- Sought-after location
- Balcony with marina views
- Two double bedrooms
- Built-in wardrobe
- Open-plan kitchen
- Spacious reception room
- EPC rating B
- Leasehold





A brilliant opportunity to reside in a much sought-after waterside location, on the doorstep of Sutton Harbour, with views of the harbour from the balcony. Recently redecorated and beautifully presented, this two-bedroom modern, purpose-built apartment is located on the first floor, with a secure entry system and an allocated parking space, within a gated carpark for the building, which is rare for such a central location. Lift access is available to all floors. New carpets have been fitted throughout. Comprising of entrance hall, open-plan living room and fitted kitchen, two double bedrooms with the Master benefitting from fitted wardrobes, and bathroom with boiler powered shower over the bath. UPVC doors lead from the living room onto the double balcony where views from the harbour can be enjoyed, the perfect space to relax watching the sunset over the water. A few minutes' walk to The Hoe and Plymouth's historic Barbican, where you are spoilt for choice with multiple bars, restaurants, pubs and shops. Barbican Leisure Complex, The Barcode and Drake's Circus Shopping Mall are also a short walk away.

EPC B. Council tax band C.

Disclaimer

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

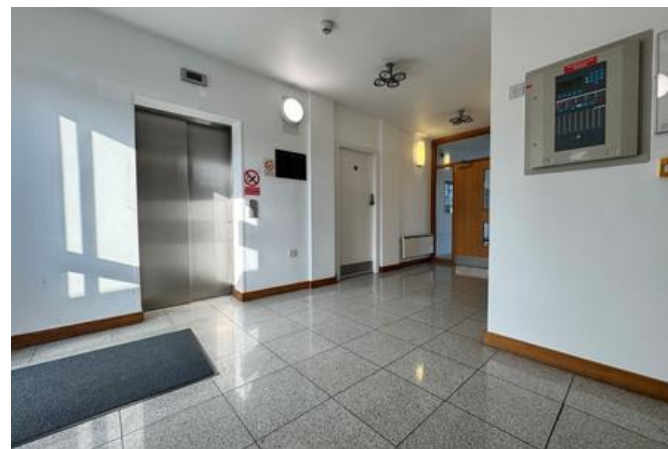
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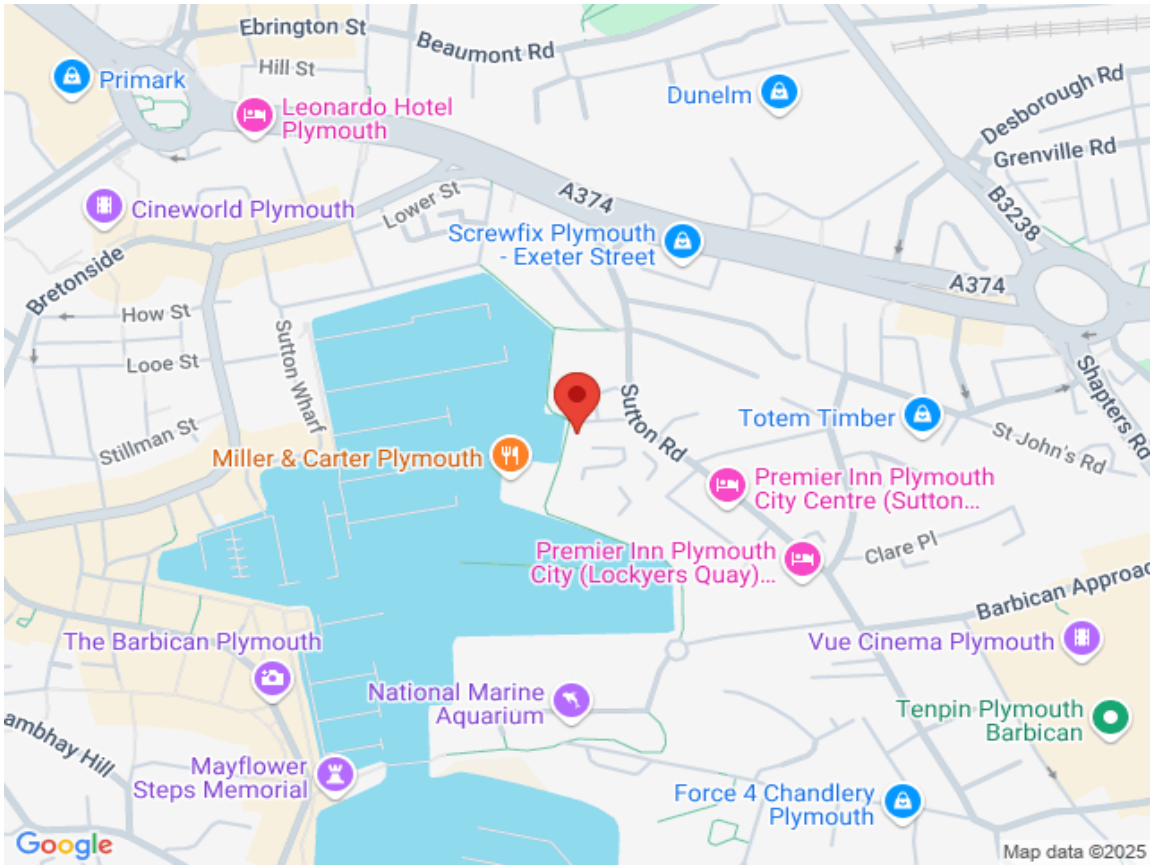
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

