



Marrowbone Slip, Barbican, Plymouth

Offers in excess of £160,000



Key Features

- Waterside location
- Balcony with marina views
- Two double bedrooms
- Open-plan kitchen
- Spacious reception room
- EPC rating B
- Council tax band C
- 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.

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.

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.

Service Charge ~£2330 pa
Ground Rent ~£100 pa
EPC B.
Council tax band C.
Leasehold
Approx 999 years remaining

Disclaimer

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All measurements have been taken as a guide to prospective buyers only and are not precise.

If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be.





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		