



Flat 24, Beaufort House, Sutton Harbour, Plymouth PL4 0BS



Guide Price £375,000 - £400,000

Accommodation

With secure access from the street and a pedestrian lift, the apartment is located on the second floor where the front door leads to a spacious Entrance Hall which has two useful cupboards and doors to all rooms. The Sitting Room is a superb room featuring an electric feature fireplace, built-in television niche (television available by separate negotiation) and further display niches and space for a table and chairs, but its main feature is the floor to ceiling sliding glazed doors looking out over Sutton Harbour and leading to the full-length balcony with two built-in collapsible breakfast bars and enjoying gorgeous views over the boats and quays and all the way to Mount Batten across the water. The Kitchen has a window to the side but also has a large opening into the sitting room and therefore benefitting from the beautiful outlook as well. The room is fitting with a modern range of wall and base units with quartz work surfaces over and cupboards and drawers under incorporating a 1½ bowl inset sink unit with mixer tap, integral washing machine, AEG induction hob with extractor over, space for American-style fridge/freezer (available by separate negotiation), built-in AEG double oven and grill, pull-out spice drawer and a cupboard housing the electric boiler with larder shelving above.

Bedroom 1 is a great size with two windows to the front and built-in mirror-fronted wardrobes along two walls with display shelving to the sides. A door leads to the En-Suite Shower Room which has a frosted window to the side and is fitted with a shower cubicle with rainfall shower and shelving niche, low level WC, wall mounted hand basin with mixer tap, cupboard under and lighted mirror over, fully tiled walls and floor and a heated towel rail. Bedroom 2 has a window to the front and a triple built-in wardrobe providing useful hanging and storage space in addition to housing the tumble dryer and airing cupboard shelving, with display shelving to the side. The Family Bathroom is fitted with a large shower cubicle with rainfall shower head and small shelf niche, a wall mounted hand basin with mixer tap, drawers under and lighted mirror over, low level WC and heated towel rail.



Outside

The property is approached via the private car park within which Flat 24 benefits from one allocated parking space. A communal front door leads to the entrance which then has secure access to the lift and stairs.

Further Information

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

Local Authority: Plymouth City Council.

Council Tax: Band E

Tenure: Leasehold

Management: Ask Agent

Services: Mains electricity, water and drainage. Central heating and hot water provided by electric boiler located in Kitchen.

Parking: One allocated space within residents' car park. Permit parking available on street.

Construction: Standard.

Situation

The Sutton Harbour area of Plymouth is ideally located to enjoy all that Britain's Ocean City has to offer. Set in the historic heart of the city, Sutton Harbour is home to some of the oldest buildings in Plymouth and is replete with history, from the Mayflower Steps at the entrance to the harbour to the C15th former monastery, now home to the Plymouth Gin Distillery. The area enjoys a superb variety of restaurants, cafés and bars along the waterfront which cater to a wide range of needs, from cocktails to fine dining, with many offering freshly-caught fish and seafood, in addition to a host of independent shops and galleries. Just across the pedestrian footbridge, there is the Barbican Leisure Park with a Vue cinema, bowling alley and further restaurants, in addition to the National Marine Aquarium. The city's shopping centre is located just a short walk away at Drake Circus and Armada Way and the recently rejuvenated Barcode area boasts a Cineworld cinema, adventure golf and popular chain restaurants.



Approximate Gross Internal Area = 81 sq m / 873 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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