



Emma Place Ope, PLYMOUTH, PL1 3FD

£195,000 LEASEHOLD EPC:B



Emma Place Open

PLYMOUTH, PL1 3FD

An impressive contemporary 3 bedroom penthouse apartment with spacious open living accommodation and a large private terrace and located within easy walking distance of King Point Marina and The Royal William Yard.

- Penthouse Apartment
- Large Roof Terrace
- Open Plan Reception Room
- Underground Allocated Parking
- En-Suite Shower Room
- Bathroom
- Integrated Kitchen



DESCRIPTION

The apartment is entered via a communal entrance on the Emma Place Ope side of the building with staircase access to all floors.

The front door of the apartment opens into a long hallway with engineered oak flooring and doors to all principle rooms.

The open plan reception room is a spectacular room of generous proportions with two sets of French doors giving access to a large timber decked terrace and balcony. The kitchen area has been fitted with a range of units incorporating granite work surfaces with inset sink and integrated appliances comprising electric hob and extractor hood, single oven, microwave, fridge and freezer and dishwasher.

The bedroom accommodation is again spacious with three bedrooms including two double bedrooms with access to a balcony with the master bedroom benefitting from well-appointed en-suite bathroom. The third bedroom is a single room which would serve well as a study or dressing room.

The main bathroom has been fitted with modern white suite comprising P bath with shower over, wc with concealed cistern and wash hand basin.

Further benefits include underfloor heating and engineered oak flooring and an allocated parking space within the underground parking.



SUMMARY

An impressive contemporary 3 bedroom penthouse apartment with spacious open living accommodation and a large private terrace and located within easy walking distance of King Point Marina and The Royal William Yard. 1214 Sqft, Open Plan Reception Room, Integrated Kitchen, Utility Room, 3 Bedrooms, En-Suite Shower Room, Family Bathroom, Large Terrace & Balcony, Underground Allocated Parking.

LOCATION

The property is located in a most convenient and sought after area and a short stroll from the Grade I Listed, Royal William Yard with its wide variety of restaurants, wine bars and boutique shops together with the Cremyll Ferry giving access to Mount Edgcumbe Park and the beautiful Rame Peninsula. The City Centre itself offers a wide selection of shopping and recreational facilities including The Hoe and Barbican area, University, Theatre Royal and Drake Circus shopping mall. The A38 connects with the M5 motorway (40 miles). Plymouth has a main line railway station (Plymouth to London Paddington 3 hours) and a ferry port providing regular cross channel sailings to France and northern Spain. The restaurants of the Royal William Yard are only a 10 minute walk away and the apartment is situated five minutes from the new King Point Marina.





TENURE & SERVICES

Tenure: Leasehold

Lease Length: 109 Year lease

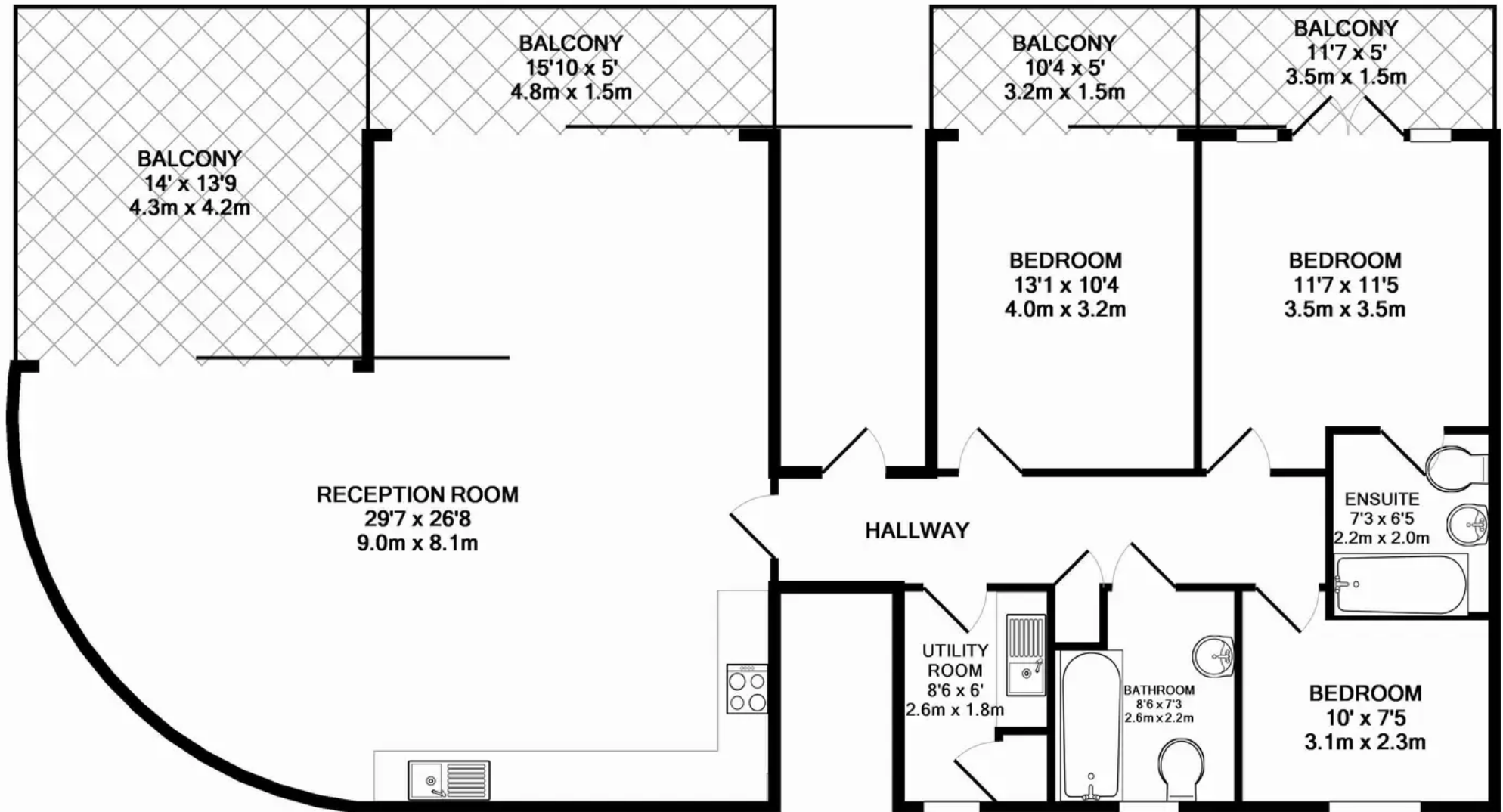
Service Charge: £3,916.00 per annum.

Ground Rent: £275 per annum.

Council Tax: Band C







TOTAL APPROX. FLOOR AREA 1214 SQ.FT. (112.8 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
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