



Ocean Court, Richmond Walk, Plymouth, Devon PL1 4QB

LEASEHOLD - £380,000





Ocean Court, Plymouth

Exceptional 2-bed apartment with water views in prestigious Ocean Court. Open plan reception with ample natural light. Private balcony, communal gardens. Secure parking, carport, storage. Enfranchised lease. On-site caretaker. Potential moorings at Mayflower Marina. Luxurious living with unmatched water views.

- **Landmark Location**
- **Carport & External Storage Shed**
- **Uninterrupted Water Views**
- **Open Plan Reception Room**
- **Separate Kitchen Area**
- **Large Private Balcony**
- **Communal Gardens**
- **Gated Residence With Secure Visitor Parking**
- **Two Double Bedrooms**
- **Enfranchised Lease (Ocean Court Residents Association)**
- **On Site Caretaker**
- **Overlooking the historic Royal William Yard and Mount Edgumbe**
- **Moorings available at Mayflower Marina (Subject to Availability)**

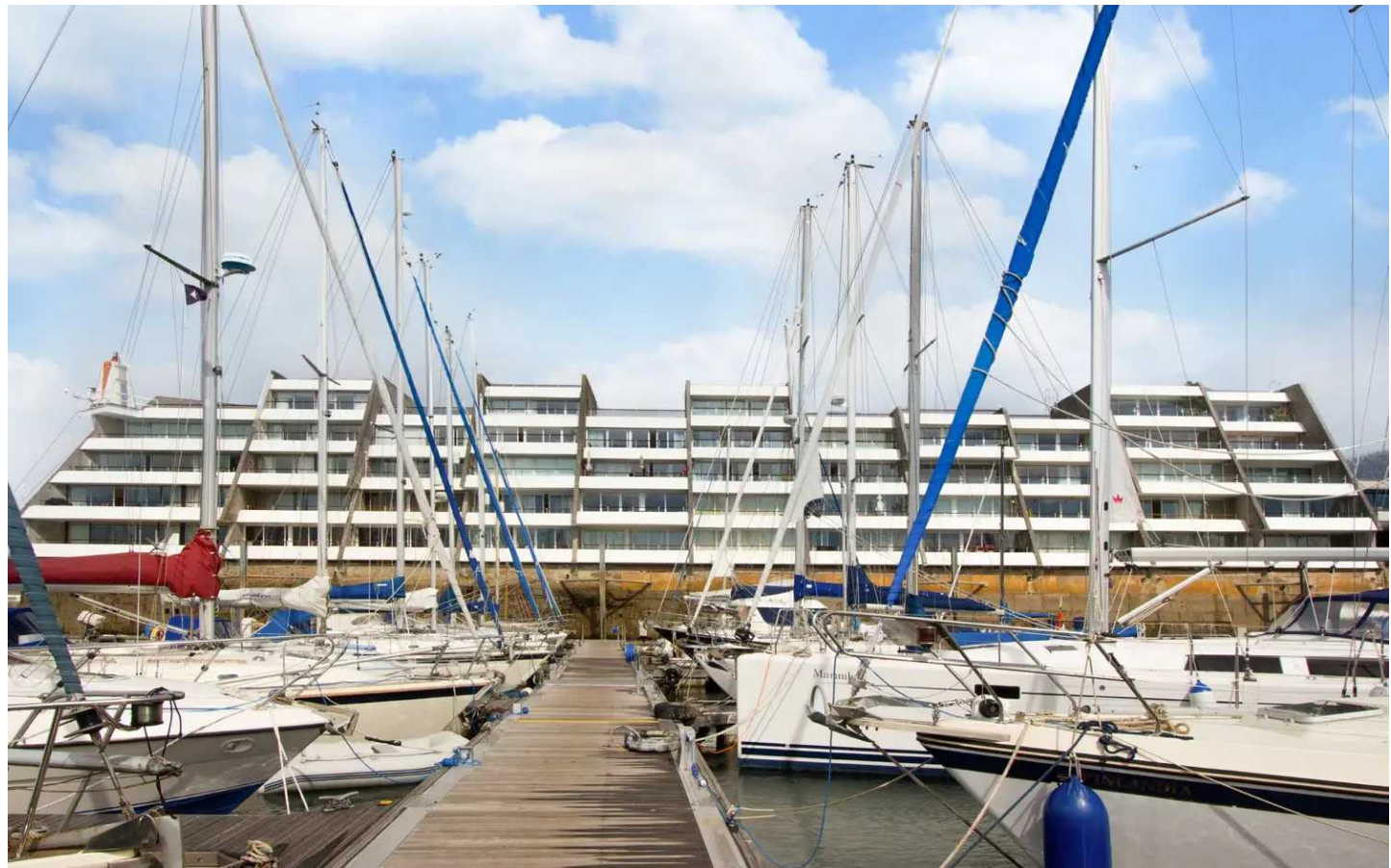


Ocean Court, Plymouth

Introducing this exceptional 2-bedroom apartment with unparalleled water views, nestled in a landmark location that boasts an array of coveted amenities. Situated in the prestigious Ocean Court, this property offers an enviable lifestyle with its envious waterside setting overlooking the historic Royal William Yard and Mount Edgcumbe.

Aesthetically pleasing with its unique series of terraced balconies, this residence exudes contemporary elegance with its well-designed layout and meticulous attention to detail. Stepping inside, you are welcomed by an open plan reception room, providing a versatile space for relaxation and entertaining. The abundance of windows allows natural light to flood the room, accentuating the remarkable panoramas.

Adjacent to the reception room is a separate kitchen area, thoughtfully designed with modern appliances and ample storage space. The functionality of this area allows one to effortlessly concoct culinary delights whilst taking in the captivating surroundings.





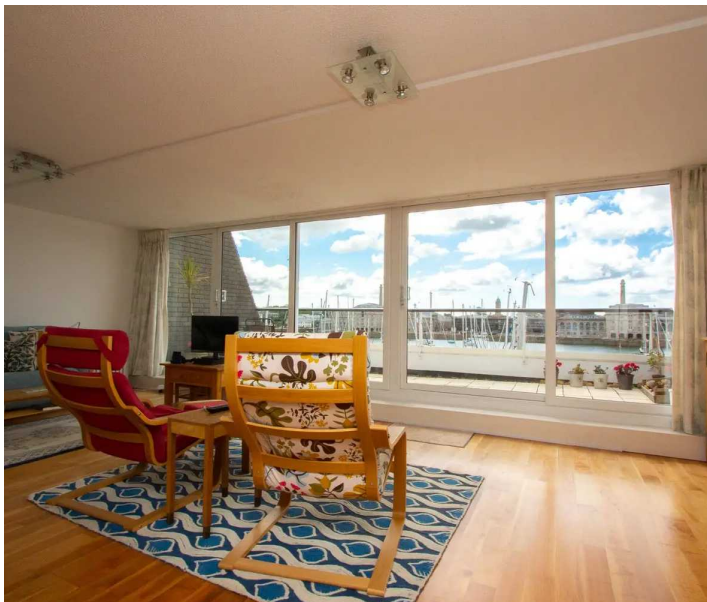
Ocean Court, Plymouth

Discover a large private balcony accessible through sliding doors from the reception room, beckoning you to embrace the luscious views and enjoy the tranquillity of this privileged position. Additionally, residents have access to communal gardens, providing an idyllic outdoor space.

The gated residence offers secure visitor parking, ensuring peace of mind for residents and guests alike. Furthermore, the property includes a carport and external storage area, proving invaluable for convenience and practicality.

Emphasising comfort and privacy, this residence features two well-proportioned double bedrooms. Boasting warmth and tranquillity, each bedroom offers a serene haven to retreat to after a long day.

The enfranchised lease, held by the esteemed Ocean Court Residents Association, contributes to the overall desirability of this property. Additionally, an on-site caretaker is available to address any maintenance needs promptly, guaranteeing a hassle-free living experience.



Ocean Court, Plymouth

Further adding to the allure of this remarkable property, potential moorings at the nearby Mayflower Marina may be available, offering an exceptional opportunity for those with a passion for water activities.

In summary, this impeccable 2-bedroom apartment presents an unrivalled opportunity to acquire a home that combines luxurious living with unmatched water views. With its landmark location, inclusive amenities, and thoughtfully designed interiors, this residence epitomises opulence and sophistication. Arrange a viewing today and embrace the distinctive lifestyle that awaits within Ocean Court.





Ocean Court, Plymouth

Location:

Situated in one of Plymouth's most sought-after areas, Ocean Court offers the perfect balance of tranquillity and convenience. Residents enjoy easy access to the vibrant city life while being just steps away from the waterfront, providing breath-taking views and a serene ambiance.

Plymouth's Top 10 Places to Visit (and all only a short distance away):

1. The Hoe:

A picturesque waterfront area with iconic landmarks such as the Royal Citadel and Smeaton's Tower lighthouse. A popular spot for leisurely walks, enjoying panoramic views of Plymouth Sound.

2. Royal William Yard:

A historic naval victualling yard turned into a stylish development with shops, restaurants, and residential spaces. Offers a unique blend of historic architecture and modern amenities.

3 Barbican:

The historic heart of Plymouth with narrow cobbled streets, historic buildings, and a lively atmosphere. Features a range of pubs, restaurants, boutique shops, and the Mayflower Steps.

4 Mayflower Steps:



Ocean Court, Plymouth

4 Mayflower Steps:

A significant historical site commemorating the departure of the Pilgrims on the Mayflower in 1620.

5 Plymouth City Centre:

A bustling area with shopping districts, entertainment venues, and cultural attractions. Home to Drake Circus Shopping Centre, Theatres, and a wide range of dining options.

6 University of Plymouth, Plymouth Marjon University and Plymouth Art University:

A range of three separate prestigious educational institutions highlighting Plymouth's commitment to academic excellence.

7 Plymouth Sound:

The unique waters of Plymouth Sound are instrumental in shaping our city and nation's heritage, culture, wealth and security. The United Kingdom's first National Marine Park encourages greater prosperity and engagement with the marine environment.

8 National Marine Aquarium:

Located on the Barbican, it is the largest public aquarium in the UK and now features in ITV's Secrets of The Aquarium showcasing marine life from the local waters and around the world.

9 Plymouth Pavilions

A multi purpose venue offering a range of concerts





Ocean Court, Plymouth

9 Plymouth Pavilions:

A multi purpose venue offering a range of concerts and events throughout the year

10 Central Park:

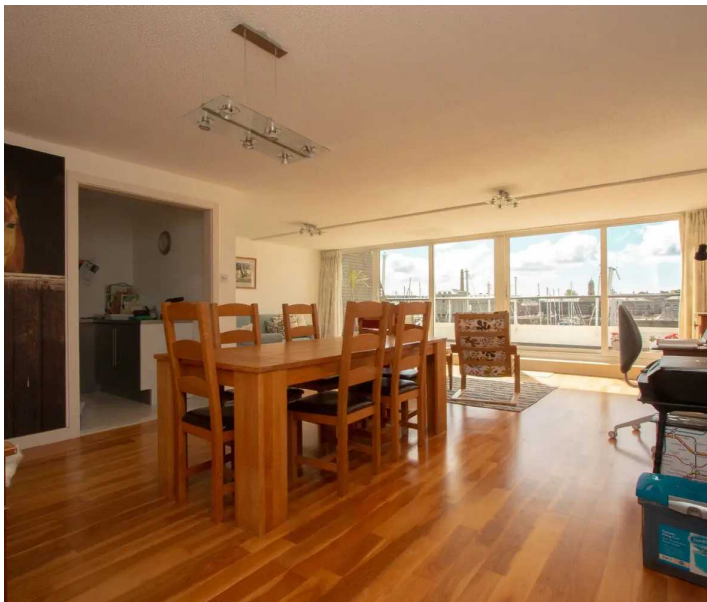
Central Park is the largest park in Plymouth. It was originally created in 1928 as a park devoted to the improvement of the health of city residents. Wide boulevards go through the park's open meadows and woodlands, up and down hills with fantastic views over the city towards Plymouth Sound and Cornwall. Central Park is also home to the fabulous Life Centre with its extensive range of activities readily available, so if you have ever wanted to emulate Plymouth Legend Tom Daly and take the plunge from the 10m high diving board then this is the place (After extensive training obviously) and the wonderful, colourful, brilliant Home Park - Home to our cities Plymouth Argyle.

How to get here:

By Road, Plymouth accesses the road network via the A38, which in turn accesses the M5 at Exeter.

By Train, Plymouth offers a regular service to London Paddington from Plymouth Train Station, including a sleeper service.

By Sea, Brittany Ferries offer a regular sailing for Car and Foot passengers to Roscoff in France and Santander in Spain through out most of the



Ocean Court, Plymouth

By Sea, Brittany Ferries offer a regular sailing for Car and Foot passengers to Roscoff in France and Santander in Spain through out most of the year. There are periods when sailings are ceased and prospective passengers are asked to book well in advance.

Access to Cornwall, is via the A38 and the Tamar Bridge, The Torpoint Car Ferry and a regular train service from Plymouth to Penzance stopping at a number of stations on route.

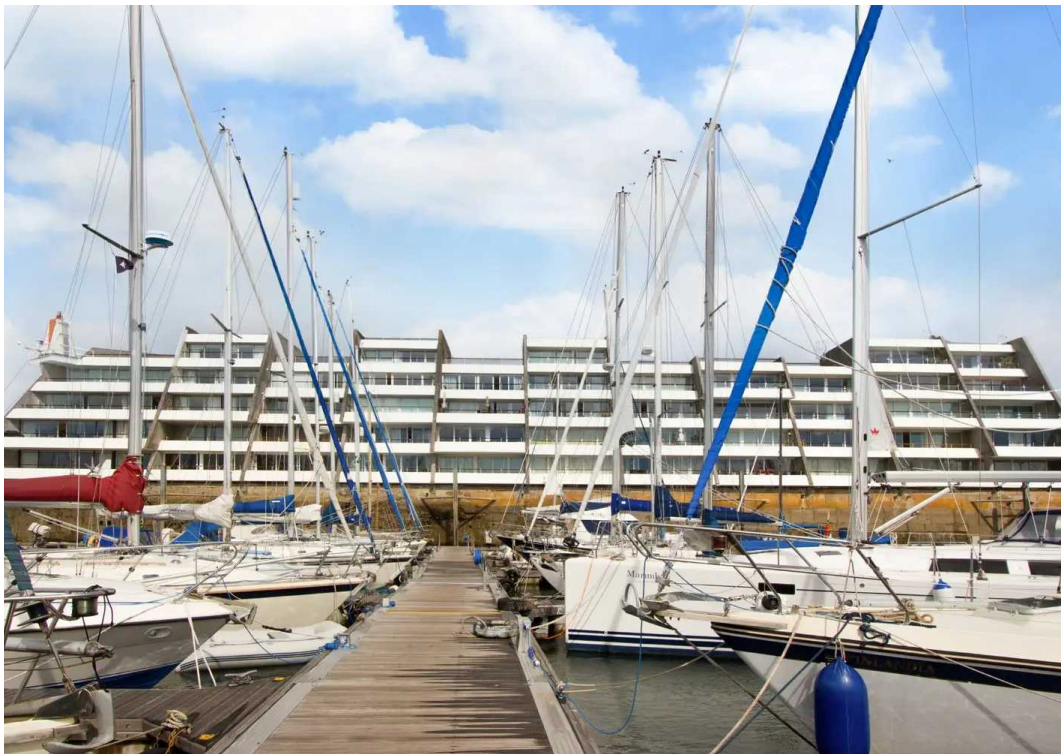
The area is well serviced with buses with Plymouth City Bus providing an extensive service across the city with Live times and service details readily available of the easy to use Plymouth City Bus app.

Council Tax band: E

Tenure: Leasehold

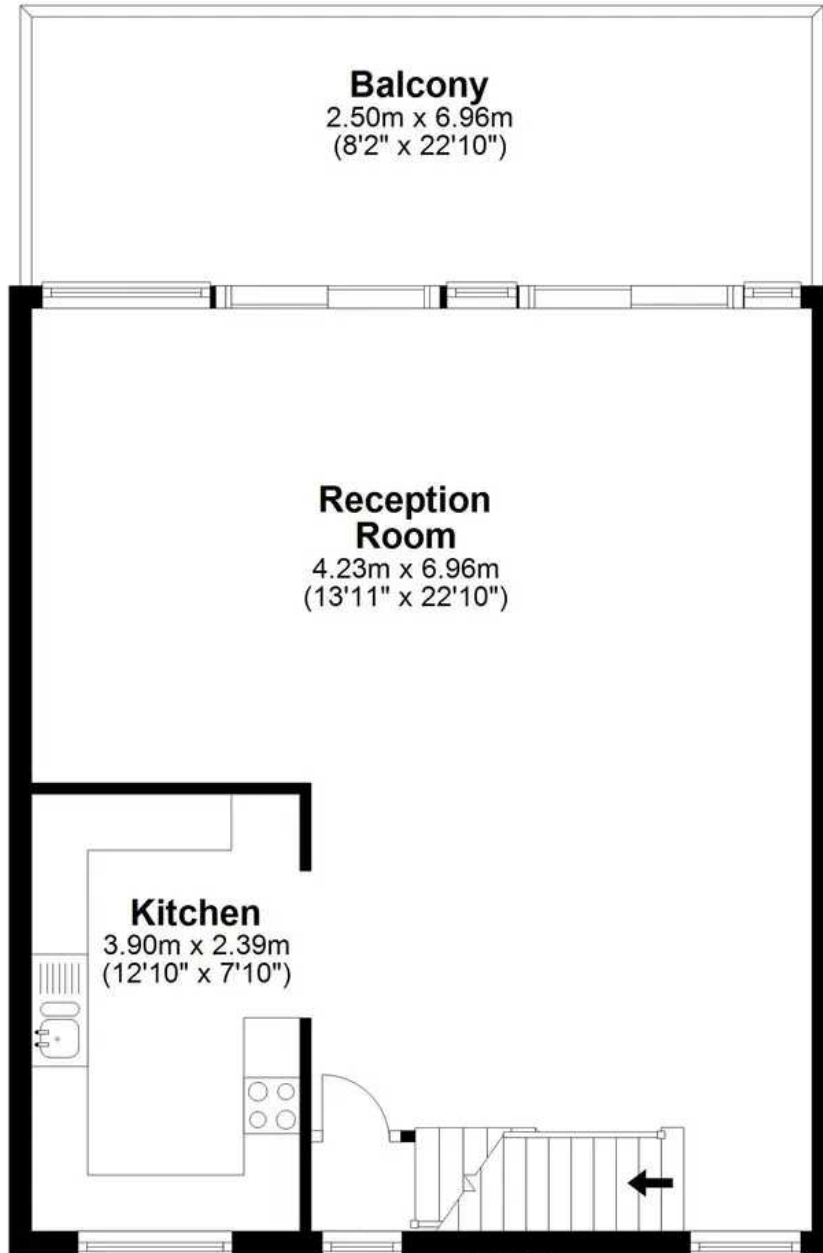
Service Charge: £2633.00 per annum





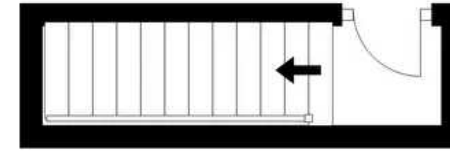
Second Floor

Approx. 57.3 sq. metres (616.8 sq. feet)



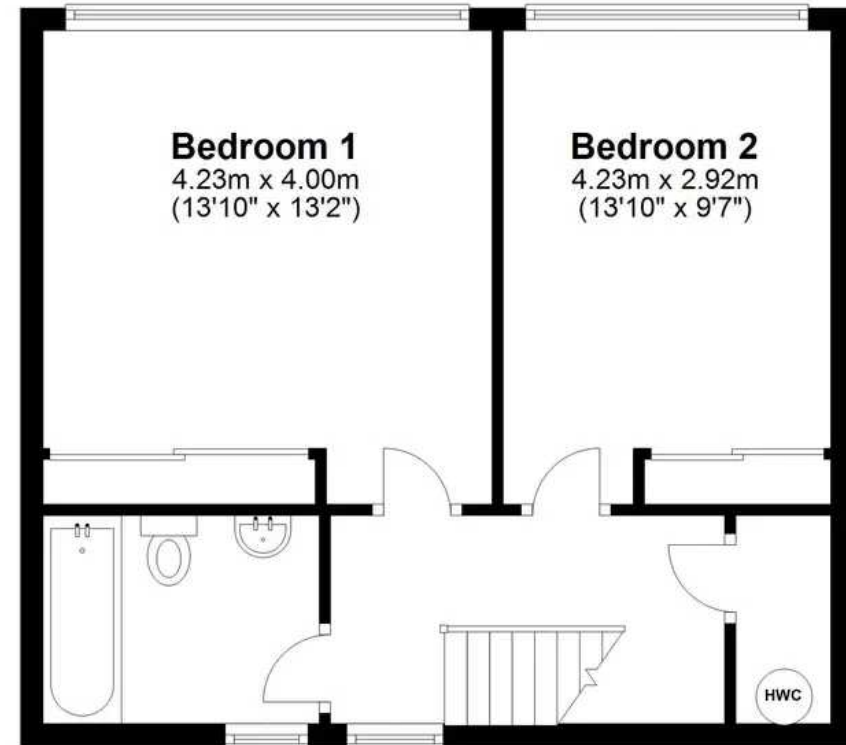
First Floor

Approx. 3.2 sq. metres (34.0 sq. feet)



Third Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 103.9 sq. metres (1118.3 sq. feet)

Ocean Court



Atwell Martin

Atwell Martin, 65 Southside Street - PL1 2LA

01752 202121

plymouthsales@atwell-martin.co.uk

plymouth.atwellmartin.co.uk/

Atwell Martin Plymouth endeavour to ensure the accuracy of property details produced and displayed. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. It is imperative that the buyer of any property makes such checks, prior to purchase so as to satisfy themselves of the properties suitability for their purchase. .