



**18 Dolphin House, Sutton Wharf**  
**£105,000**



## 18 Dolphin House

Sutton Wharf, Plymouth

Immaculate studio apartment with city views & modern amenities. Open plan living with pull-down bed, kitchen, and spa bath. Ideal first home or investment opportunity. 4th floor with natural light and resident parking. Chic urban living near city centre.

Tenure: Leasehold

- Waterside Location
- Open Plan Studio Apartment
- Kitchen Area
- Double Glazed
- Bathroom/WC
- Investment Opportunity
- Electric Heating
- City Views
- Residents Permit Parking



# 18 Dolphin House

Sutton Wharf, Plymouth

Located in a coveted waterside setting with picturesque city views, this immaculate open plan studio apartment is a potential great first step on the housing ladder but similarly presents a prime investment opportunity.

Upon entering, the property offers a pleasant living area with a pull down bed and boasts a kitchen area with modern appliances and breakfast bar. The double glazed windows flood the space with natural light, enhancing the ambience and providing breath-taking urban vistas. The bathroom/WC is elegantly appointed, offering a sanctuary for relaxation and rejuvenation including a spa bath.

Electric heating ensures comfort and convenience throughout. Situated on the 4th floor of a well-maintained building, residents can enjoy peace of mind with residents permit parking. This property is ideal for those seeking a chic urban lifestyle, with its contemporary design and strategic location offering easy access to the city centre.

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**DIRECTIONS**

From Cattedown roundabout, follow Exeter Street towards the city centre and bear left after the second set of traffic lights into Bretonside. Bear left at the mini roundabout and take the second turning on the left into Looe Street and then right into Sutton Wharf where the property will be found on the right.

**TENURE**

Leasehold. Length of lease 125 years from 1984

**VIEWINGS**

Strictly by appointment through Atwell Martin on 01752 202121 or Email: [plymouthsales@atwell-martin.co.uk](mailto:plymouthsales@atwell-martin.co.uk).

**COUNCIL TAX BAND**

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**SERVICE CHARGE**

£936.25 per annum.

**SERVICES**

Mains electricity, water and drainage.







# 18 Dolphin Court

Approximate Gross Internal Area = 38.6 sq m / 415 sq ft

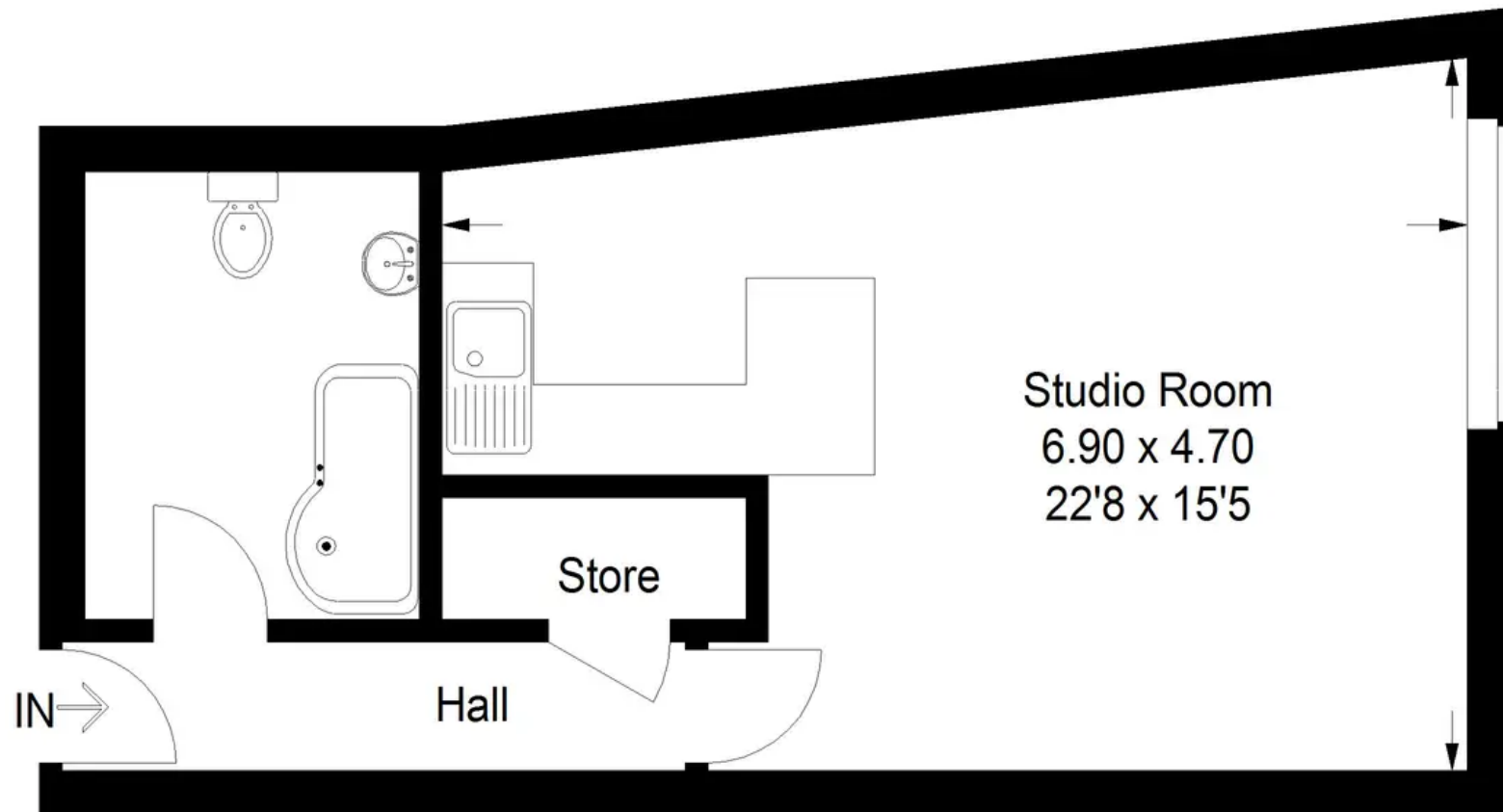


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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## Atwell Martin

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