



**Discovery Wharf, Plymouth, PL4 0RB**

**£350,000 LEASEHOLD**





## Discovery Wharf

Plymouth, PL4 0RB

Exceptional third floor apartment with stunning panoramic views over Sutton Harbour from the large south facing balcony. With two double bedrooms, en-suite to main bedroom, open plan living area and secure underground parking & no onward chain.

Council Tax band: E

Tenure: Leasehold

- Beautifully Presented Third Floor Apartment
- Large South Facing Balcony
- Panoramic Views Over Sutton Harbour
- Open Plan Living Space
- Rarely Available Dual Aspect Windows in the Bedroom & Living Space
- Secure Underground Parking Space
- Access to Indoor Heated Swimming Pool & Gym
- Bathroom & En-Suite
- Utility Room
- No Chain



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Located on the third floor, you enter the apartment into a large entrance hall. The entrance hall is superbly presented, with doors leading into the open plan living space, both bedrooms, the bathroom, the utility room and a large storage cupboard. There is a telephone entry phone system and laminate flooring to finish.

The open plan living space is an excellent size, with a fitted kitchen area, dining space and lounge, with large floor to ceiling windows and doors which open onto the south facing balcony. The living space is superbly presented, with the added benefit of an additional west facing window in the kitchen area.

The kitchen has been upgraded, with a range of wall and base mounted units, complete with a roll top work surface over and a range of integral appliances. These include an under counter fridge and freezer, four ring gas hob with a stainless steel extraction hood over, a dishwasher and a combi microwave. There is a stainless steel sink drainer unit with mixer tap over, as well as a range of power points.



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Both bedrooms are a fabulous double size, with the main bedroom having a Juliette balcony to the rear elevation, a window to the west elevation and access into an en-suite shower room. The en-suite shower room is superbly presented, with a large shower cubicle, a low level w/c, hand wash basin, extraction fan and a heated towel rail to finish. Bedroom room two has a large fitted wardrobe and a window to the rear elevation

The complementary bathroom is a great size, with a panelled bath with shower overhead, a low level w/c, upgraded hand wash basin with storage under, a heated towel rail and an extraction fan. Both the bathroom and en-suite have tiled splash backs and flooring.

The utility room has plumbing for both a washing machine and tumble dryer, with a roll top work surface and a stainless steel sink with storage cupboards over. There is a cupboard which houses the combi boiler and hot water tank.

## Discovery Wharf Services

The apartment has access to the library, indoor heated swimming pool with jacuzzi and a sauna, changing rooms, gym and communal gardens. All of these areas have to be booked for private use and are included within the service charge. There are lifts to all floors, a postal room, concierge area, plus level access out onto Bretonside and steps down onto Sutton Harbour itself.





## **BALCONY**

## **COMMUNAL GARDEN**

The apartment has access to the library, indoor heated swimming pool with jacuzzi and a sauna, changing rooms, gym and communal gardens. All of these areas have to be booked for private use and are included within the service charge.

## **Outside**

Externally, the property has a large enclosed south facing balcony, with space for a bistro table and chairs. There is an allocated parking space in the secure underground car park.

## **Tenure & Services**

Tenure - Leasehold

Lease Length - 974 Years

Service Charge - £2,907.88

Ground Rent - £545.33

EPC - B

Council Tax Band - E





**Third Floor**

Approx. 95.7 sq. metres (1030.2 sq. feet)



Total area: approx. 95.7 sq. metres (1030.2 sq. feet)

**Discovery Wharf, Sutton Harbour, Plymouth**



## Atwell Martin

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