



9 Parsonage Way, Plymouth, PL4 0LY

In Excess of £1,500,000 LEASEHOLD EPC: TBC

**ATWELL  
MARTIN**  
ESTATE AGENTS





## Queen Anne's Quay

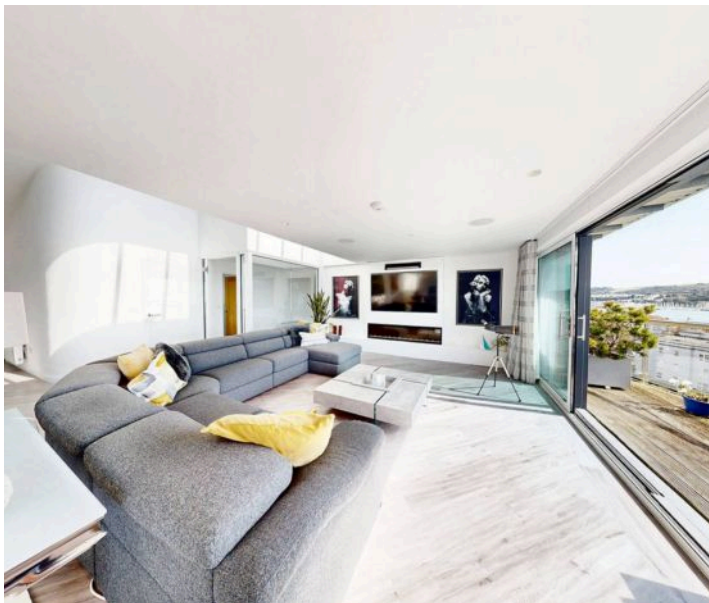
9 Parsonage Way, Plymouth, PL4 0LY

A magnificent south facing penthouse apartment of approximately 3,000 sq feet enjoying outstanding views across Queen Annes Battery Marina, The Barbican

Council Tax band: F

Tenure: Leasehold

- Truly one of Plymouth's most spectacular Penthouse Apartments
- A spectacular 4 double bedroom penthouse apartment offering wonderful views over Plymouth Sound
- A large open plan loft style apartment
- 3 double bedrooms with ensuite facilities, a fourth double bedroom and a further family bathroom
- Open plan lounge areas, kitchen and dining area
- A superb southerly terrace offering spectacular views, from the Barbican, The Royal Citadel, Plymouth Hoe, Plymouth Sound, Mount Batten and The Cattewater
- Privacy is assured with a singular lift providing a sole service to this wonderful Penthouse
- Secure and Garaged Parking for two vehicles with electrically operated up and over doors
- This apartment offers ample and useful storage throughout





# Queen Anne's Quay

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Welcome to the epitome of luxury living in Plymouth! Behold this truly spectacular 4-bedroom penthouse apartment that stands as a crowning jewel in the heart of the city. Developed by renowned architects, this loft-style residence offers unparalleled views over Plymouth Sound, capturing the essence of coastal living at its finest.

Upon entering, you are greeted by a grand open plan layout that effortlessly combines the living, kitchen, and dining areas, creating a seamless flow throughout the apartment. The interior boasts a contemporary design with a perfect blend of sophistication and comfort, making it an ideal space for both relaxation and entertainment.

The property features three double bedrooms, each with its own ensuite facilities, ensuring privacy and convenience for all residents. Additionally, there is a fourth double bedroom and a further family bathroom, providing ample accommodation for a growing family or hosting guests in style.

One of the standout features of this penthouse is the superb southerly terrace that offers panoramic views stretching from the historic Barbican to the iconic landmarks of The Royal Citadel, Plymouth Hoe, and Mount Batten. Immerse yourself in the beauty of Plymouth Sound and The Cattewater from the comfort of your own private oasis.





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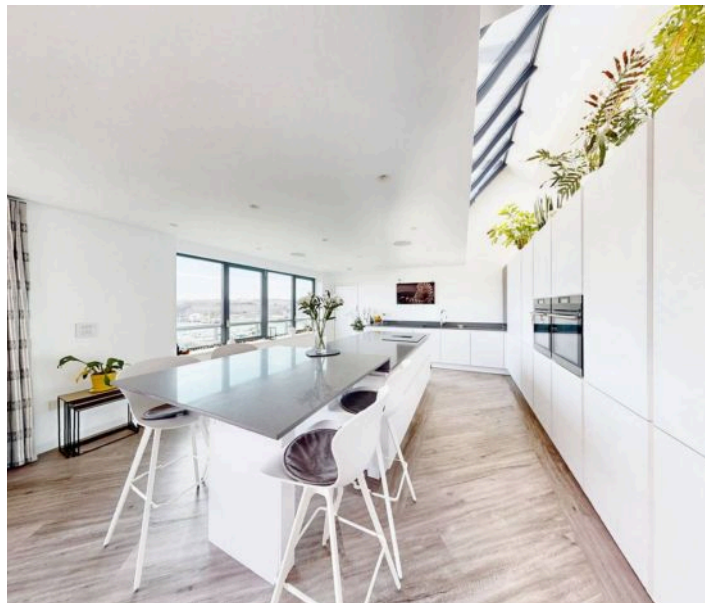
Privacy is paramount in this exclusive residence, with a singular lift providing direct access to the penthouse, ensuring security and seclusion for discerning residents. Furthermore, the property offers secure and garaged parking for two vehicles, complete with electrically operated up and over doors for added convenience.

Storage is no issue in this apartment, as ample and useful storage spaces are cleverly integrated throughout the property, allowing for effortless organisation and clutter-free living.

In conclusion, this penthouse apartment embodies the pinnacle of luxury living in Plymouth, offering a lifestyle of elegance, comfort, and unparalleled views. Don't miss this rare opportunity to own a piece of architectural excellence in one of the city's most sought-after locations.

Contact us today to schedule a viewing and discover the endless possibilities that await you in this extraordinary property. Take the first step towards owning your dream home and make this penthouse apartment your own.

Luxury living awaits - seize the moment and make this exquisite penthouse your new home!





## **Tenure & Services**

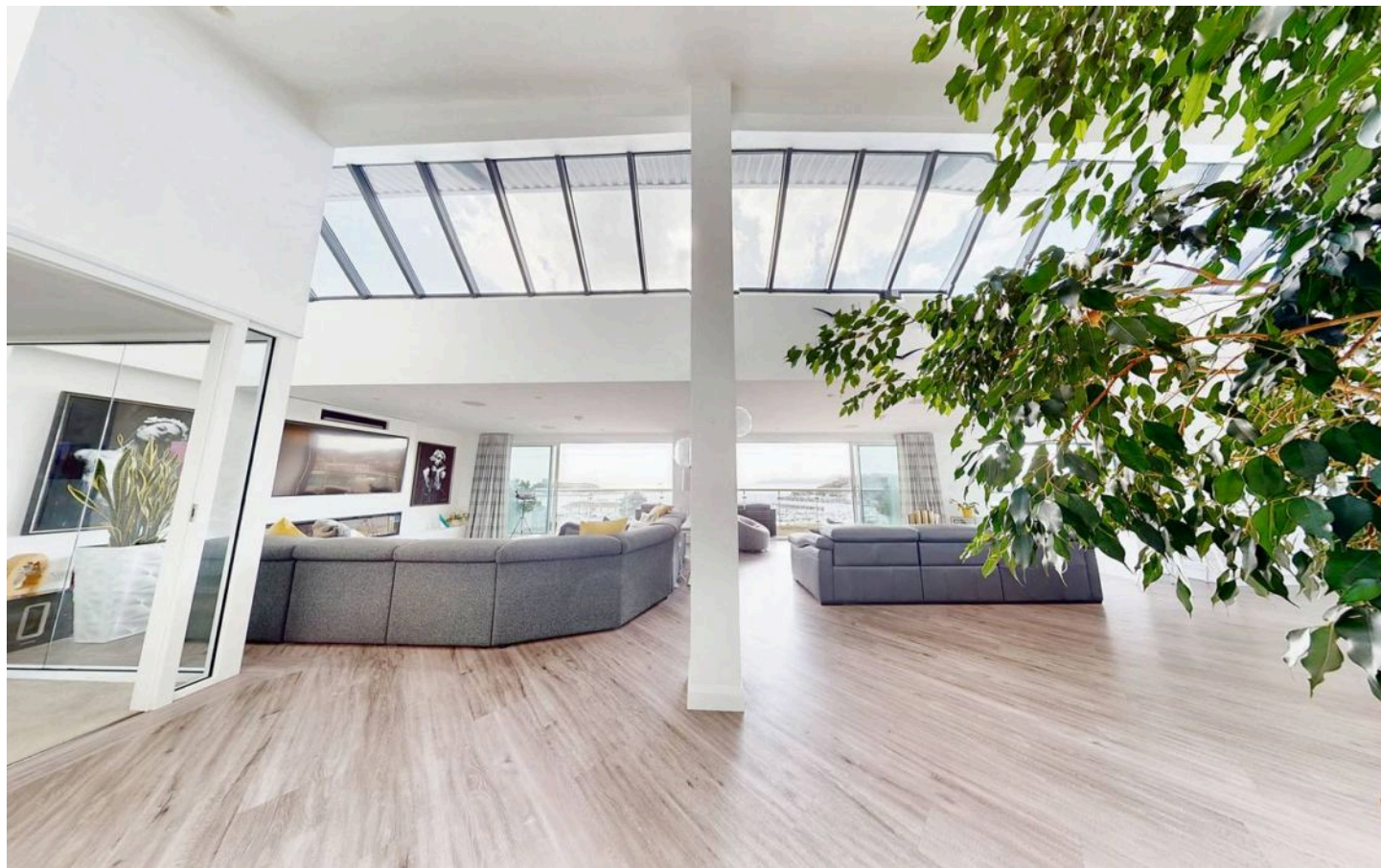
**Tenure:** Leasehold

**Lease Expiry:** 01/10/3000

**Service Charge:** £9468.64 per annum

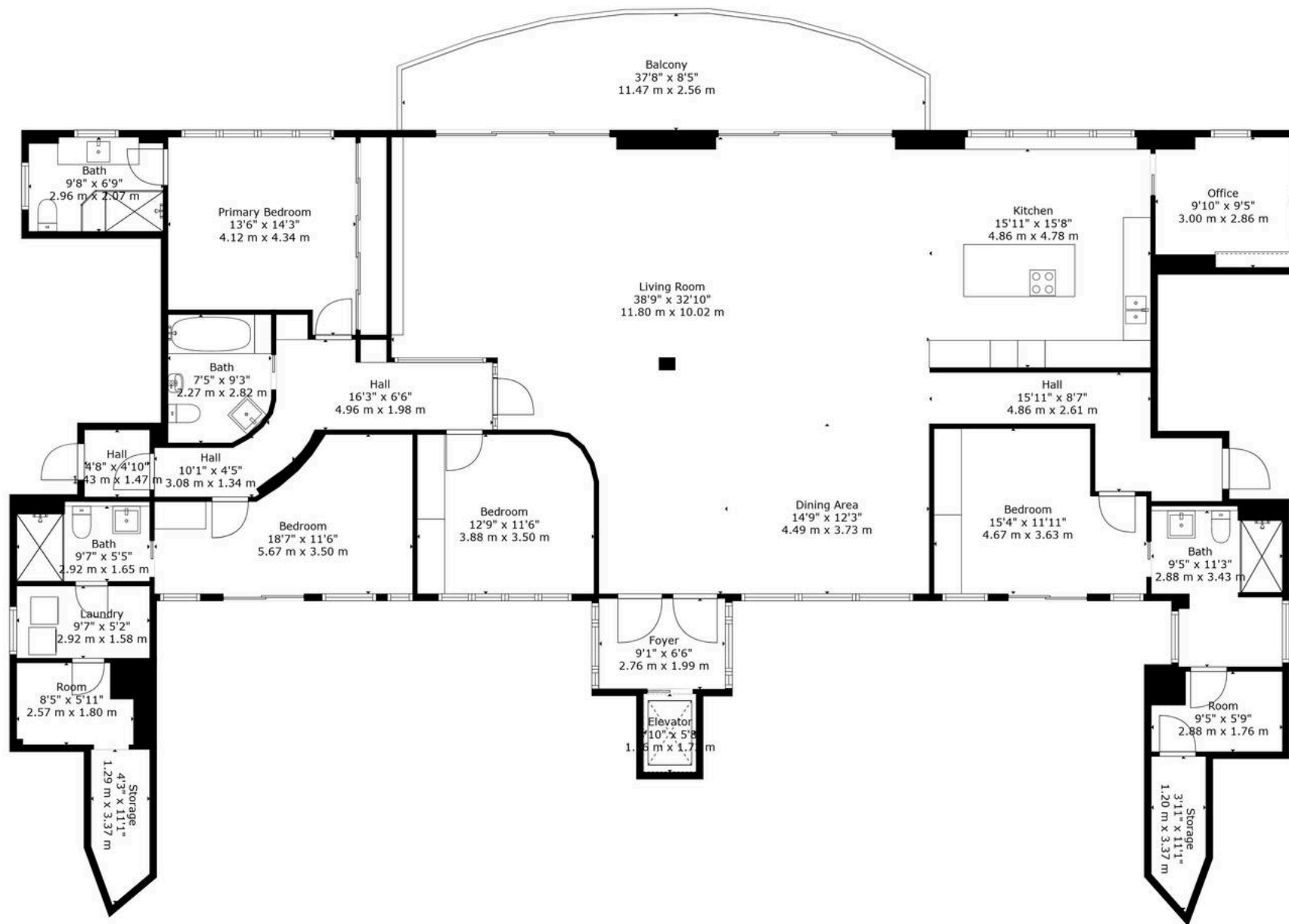
**Ground Rent:** £478.00 per annum

**Council Tax Band:** F









**TOTAL: 2946 sq. ft, 274 m2**  
**FLOOR 1: 2946 sq. ft, 274 m2**  
**EXCLUDED AREAS: STORAGE: 79 sq. ft, 8 m2, ELEVATOR: 21 sq. ft, 2 m2, BALCONY: 265 sq. ft, 25 m2**

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







## Atwell Martin

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