



Clarendon House, Plymouth, PL2 1AP

£375,000 LEASEHOLD

**ATWELL
MARTIN**
ESTATE AGENTS



Clarendon House

Plymouth, PL2 1AP

Stunning 3-bed penthouse, sweeping views of Plymouth Sound. Over 2300sqft of stylish design, en-suites in every room, ample storage, and 2 parking spaces. Tranquil location near city centre. Contact for a viewing!

Council Tax band: C

Tenure: Leasehold

- Two Allocated Parking Spaces
- Uninterrupted views of Plymouth sound and Breakwater
- Three Double Bedroom Duplex Penthouse Apartment
- Generous Storage Space
- Fully Integrated Kitchen
- Three En-suites & One Family Bathroom
- Character Features
- Located just a Short Drive From the City Centre
- A Stones Throw from Stoke Village Full of Amenities
- Over 2300sqft



Clarendon House

Plymouth, PL2 1AP

Step into this exquisite 3 bedroom penthouse, boasting over 2300sqft of elegance and style. Perched high above the city, this duplex penthouse offers uninterrupted views of the majestic Plymouth Sound and iconic Breakwater, providing a picturesque backdrop to every-day life.

As you enter, you are greeted by a spacious living area adorned with character features that add a touch of charm to the modern design. The fully integrated kitchen is a culinary dream, perfect for entertaining guests or enjoying a quiet night in.

The three double bedrooms each come with their own en-suite, offering the ultimate comfort and privacy. With a family bathroom also available, convenience is key in this penthouse. The added benefit of generous storage space ensures that everything has its place, keeping the sleek design clutter-free.



Clarendon House

Plymouth, PL2 1AP

Located just a short drive from the vibrant city centre, this penthouse offers the best of both worlds – tranquillity and convenience. Stoke Village, just a stone's throw away, is brimming with amenities, from charming cafes to boutique shops.

Two allocated parking spaces provide ease and security for your vehicles, giving you peace of mind in this coveted location. Whether you're admiring the panoramic views from your window or exploring the bustling streets below, this penthouse is truly a sanctuary above it all.

Tenure & Services

Tenure: Leasehold

Lease Length: 173 years remaining

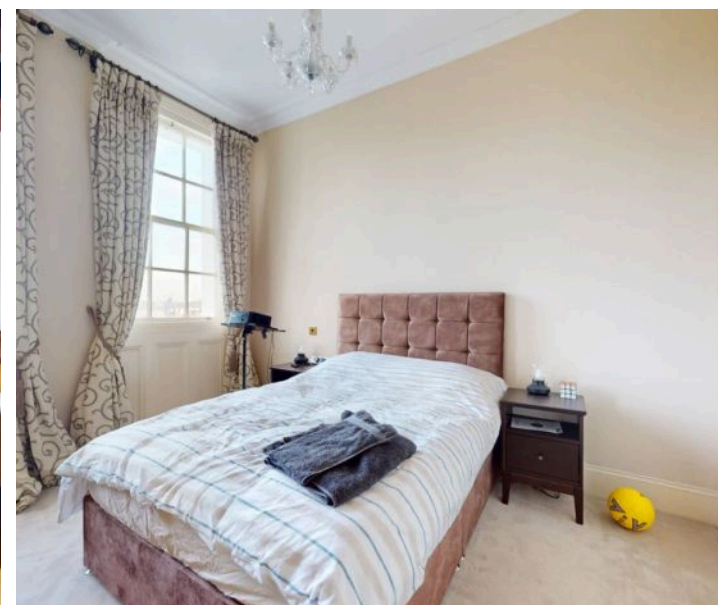
Service Charge: £966.11 per quarter

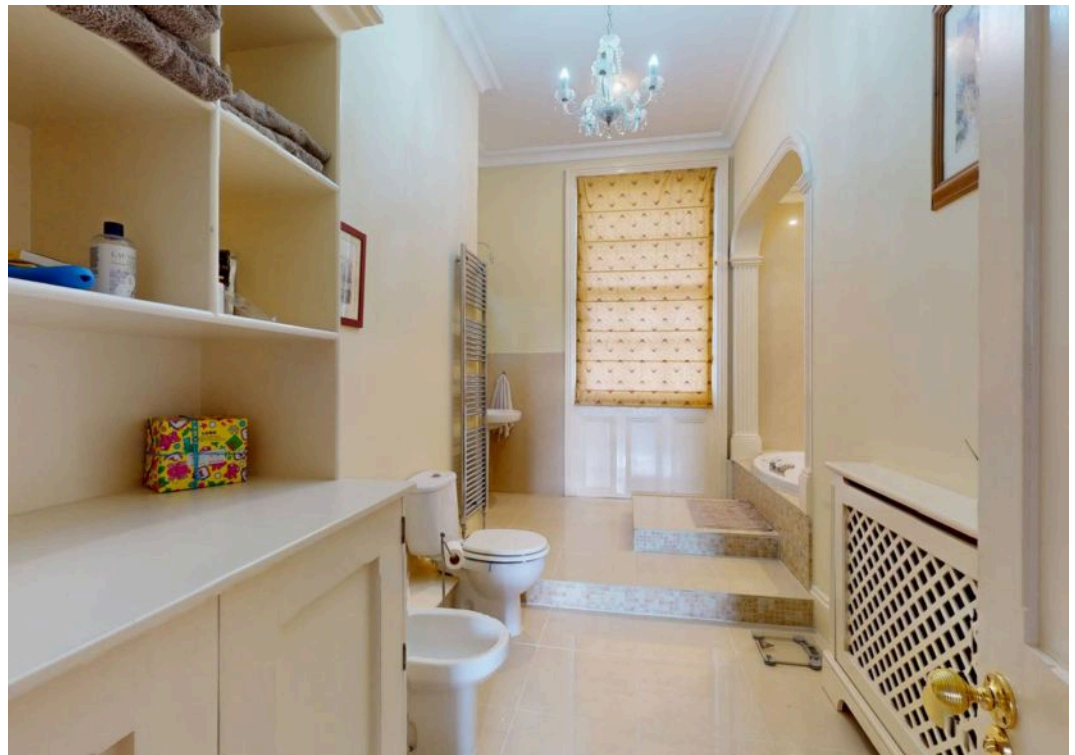
Reserve fund: £809.67 per quarter

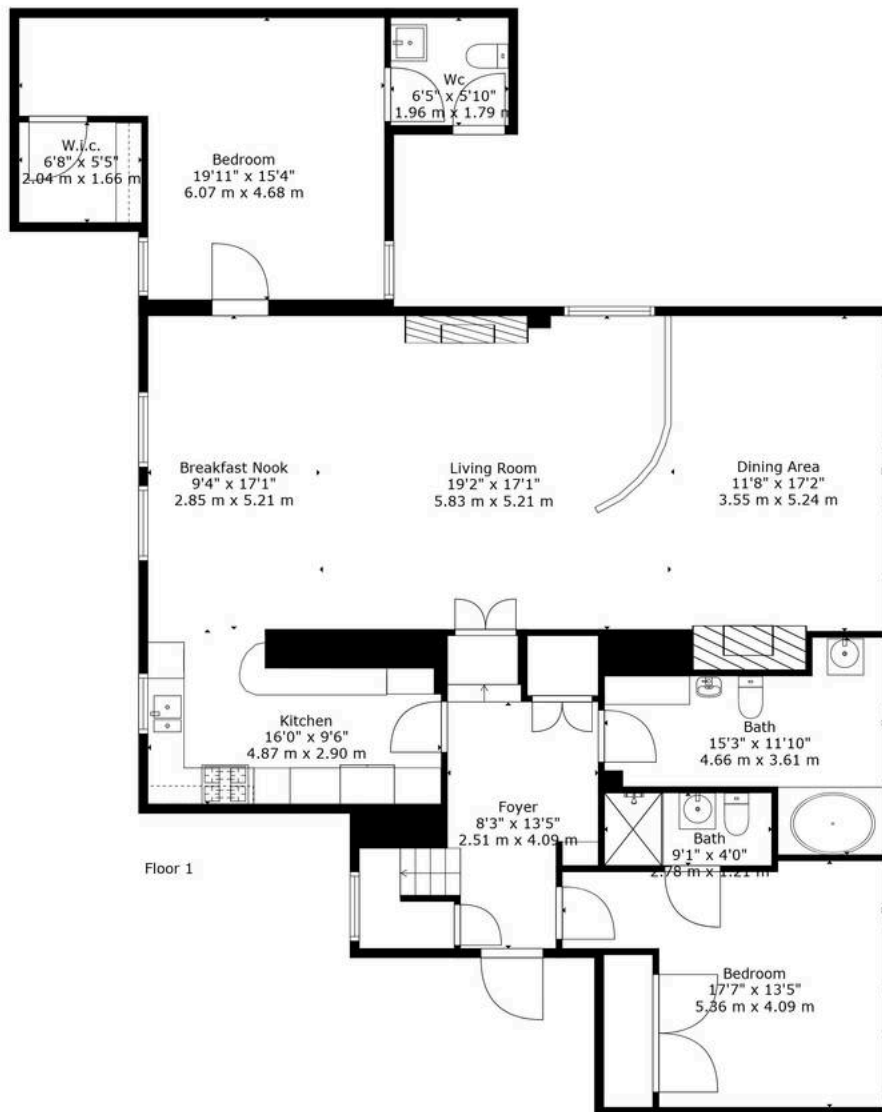
Ground Rent: £0.00

Council Tax: C

EPC: E







TOTAL: 2364 sq. ft, 220 m2
FLOOR 1: 1695 sq. ft, 158 m2, FLOOR 2: 669 sq. ft, 62 m2
EXCLUDED AREAS: LOW CEILING: 224 sq. ft, 22 m2, OPEN TO BELOW: 49 sq. ft, 5 m2

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





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. .

