



60 Exeter Street, Plymouth, PL4 0AP
£225,000 Leasehold

**ATWELL
MARTIN**
ESTATE AGENTS



60 Exeter Street, Plymouth

A beautifully presented, spacious and light sixth floor apartment combining contemporary city living with stunning south facing sea views. This two be...

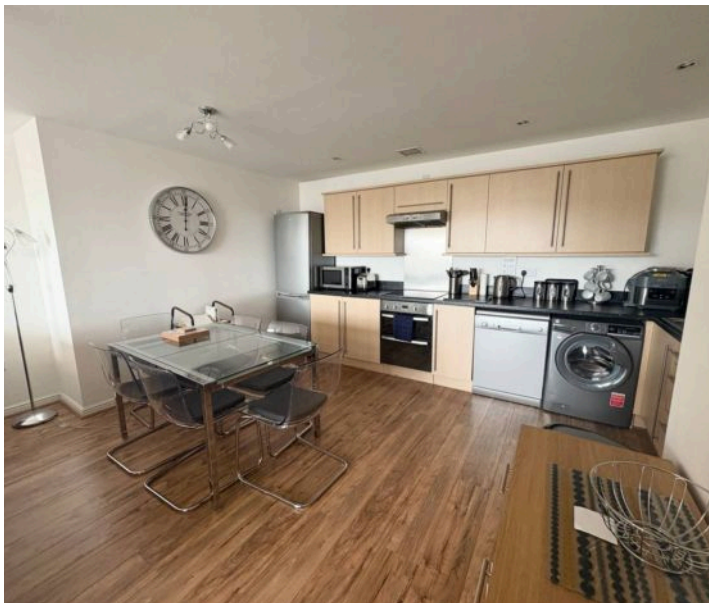
Council Tax band: D

Tenure: Leasehold

Service Charge: £1876.26

Ground Rent: £308.00

- Open Plan Living Room
- Second Double Bedroom
- Sixth Floor Apartment
- Large Balcony
- Family Bath/Shower Room
- Master Bedroom with En-Suite
- Views of Sutton Harbour & Plymouth Sound
- Spacious & Well Equipped Kitchen
- Secure Allocated Parking



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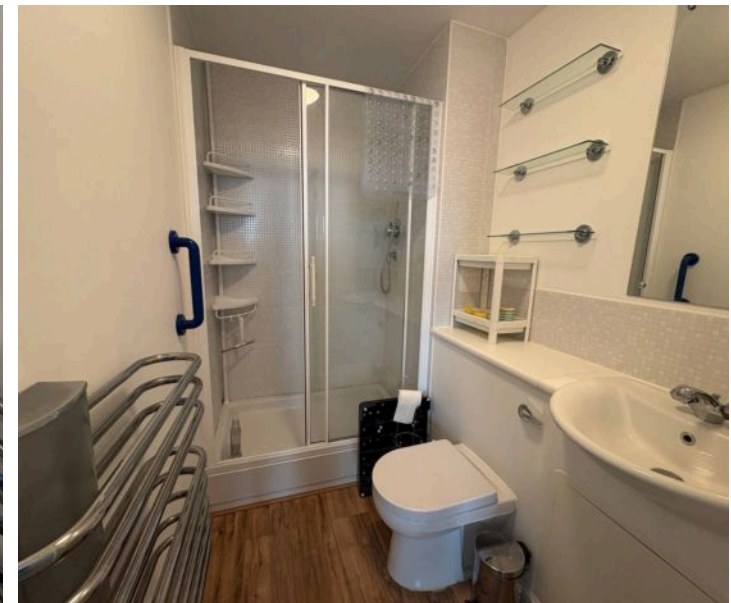
Step into refined luxury with this exquisite two-bedroom apartment, positioned on the sixth floor and offering breath taking views across Sutton Harbour and Plymouth Sound. Crafted by a renowned developer, the property perfectly combines contemporary elegance with comfort and convenience.

Upon entering, you are welcomed into a bright and spacious open-plan living area ideal for entertaining guests or unwinding after a busy day. Floor-to-ceiling windows flood the space with natural light, while the expansive balcony seamlessly extends the living area outdoors. Whether you're enjoying a quiet morning coffee or a glass of wine at sunset, the panoramic views provide a stunning backdrop year-round.

The stylish, fully fitted kitchen is a delight for any home chef, complete with modern appliances and generous storage. Whether you're hosting a dinner party or preparing a cosy meal for two, this thoughtfully designed space caters to every occasion.

The second double bedroom offers excellent versatility perfect as a guest room, home office, or creative studio. The sleek family bathroom, featuring both bath and shower facilities, adds a touch of spa-like luxury to your everyday routine.

The principal bedroom is a tranquil retreat, benefitting from an En-suite shower room and captivating harbour views. Wake up each day to the calming sights of the water, creating a sense of being on holiday from the comfort of home.



DESCRIPTION

A spacious sixth floor apartment enjoying a southerly aspect from all principal rooms over Sutton Harbour to Plymouth Sound beyond. Door with security entry system to communal entrance hall with lift and stair access to the sixth floor. The front door opens into the entrance hall with attractive wooden flooring that runs throughout the apartment, two useful storage cupboards, wall mounted video security entry system and doors to the principle rooms. The open plan reception room has defined sitting and dining areas together with sliding, patio doors leading out to a timber decked balcony with glass balustrade and toughened glass panels. The kitchen is situated to the rear of the living room and has been fitted with a comprehensive range of beech style base and wall units with dark work surfaces over, inset stainless steel sink and integrated appliances including a fan assisted double oven and four ring electric hob with cooker hood over. There is space for a washing machine, dish washer and upright fridge freezer. The master bedroom is a generous double with water views and door to an en suite shower room with walk-in shower cubicle, WC and vanity unit with inset wash hand basin. The second bedroom is also a double with water views and the family bathroom features a contemporary white suite comprising panel bath with glass screen and shower over, WC and wash hand basin together with a chrome heated towel rail. .

TENURE & SERVICES

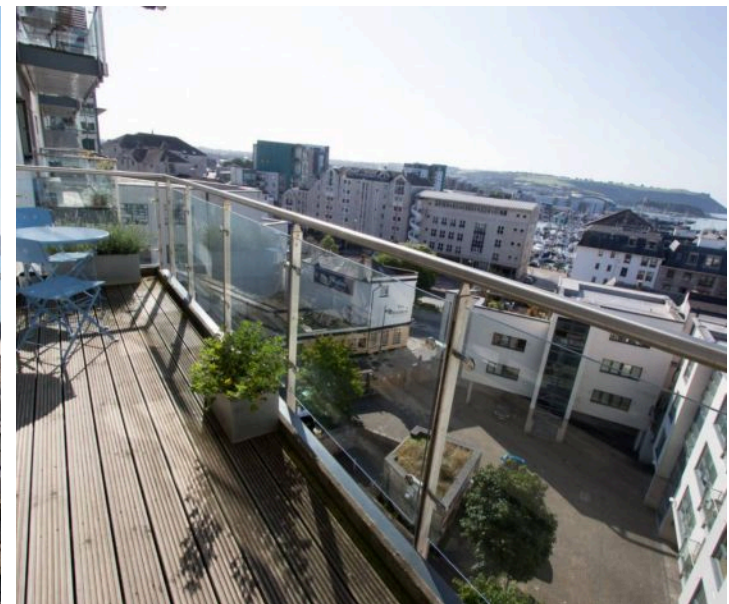
Tenure Leasehold Council Tax Band D EPC Rating C

SUMMARY

An attractive two bed, two bath sixth floor apartment in a fantastic location with water views from the principle rooms, large balcony and secure car parking space and within easy reach of the city centre and the water front. The property is available with vacant possession.

LOCATION

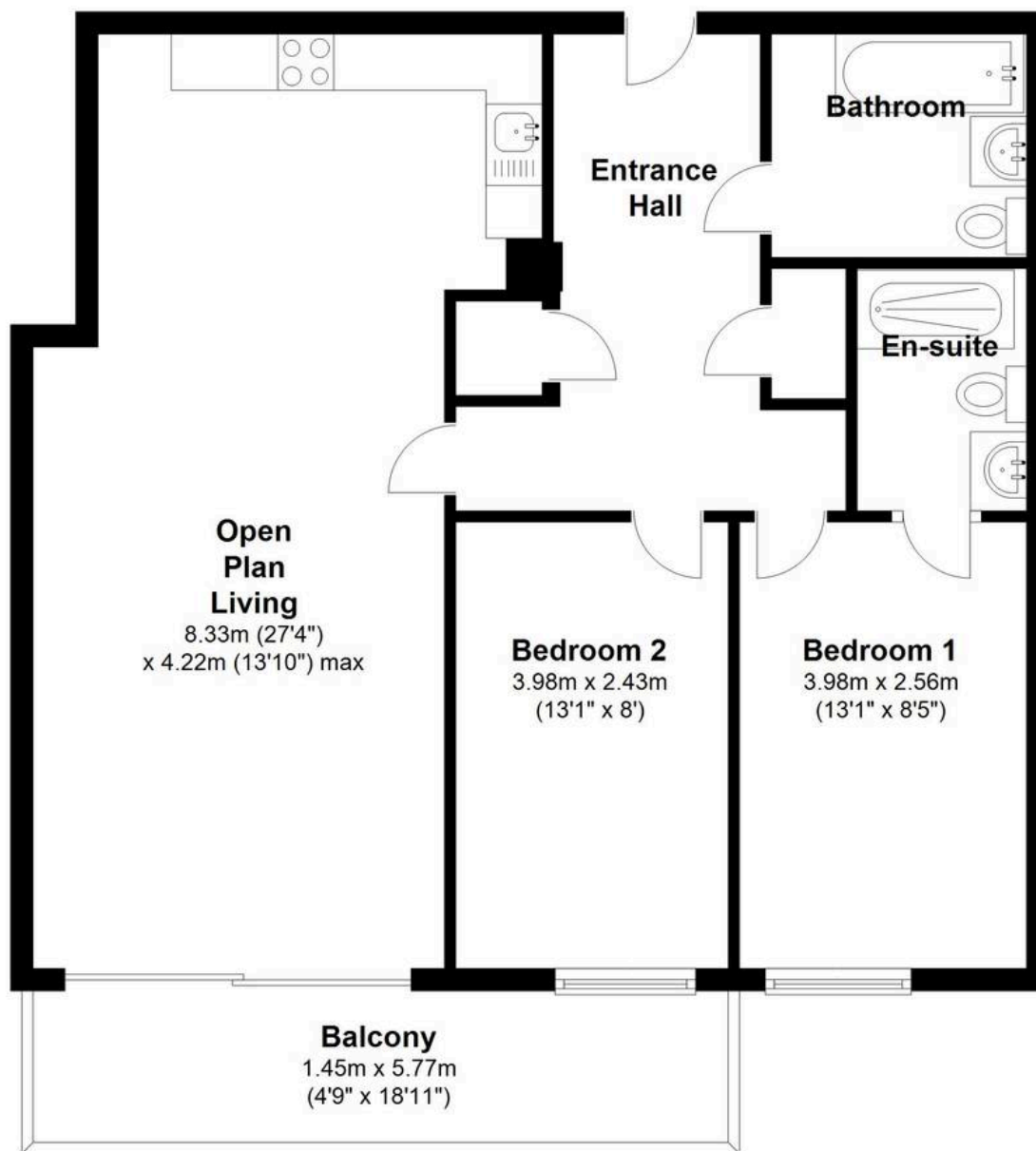
The apartment is located within close walking distance of the city centre with its many amenities including the nationally renowned Theatre Royal, Drake Circus shopping complex and the historic Barbican with its host of bars, cafes, restaurants and bespoke shops.





Sixth Floor

Approx. 71.6 sq. metres (771.1 sq. feet)



Total area: approx. 71.6 sq. metres (771.1 sq. feet)

53 Armstrong House



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