



# EAST QUAY HOUSE, SUTTON HARBOUR

PLYMOUTH, PL4 0HX



*“This unique and modern penthouse offers arguably the best panoramic view over Plymouth Sound.”*

Luke Boon, Branch Manager







## East Quay House, Sutton Harbour, Plymouth PL4 0HX

Exceptional penthouse apartment with sensational views across Plymouth Sound & over the city. With floor to ceiling windows, south westerly facing, private wrap around balcony, a beautiful open plan reception room, plus two double bedrooms, master en-suite, family bathroom and a garage. Viewing highly recommended.

- 9th Floor Penthouse Apartment
- Two Double Bedrooms
- Panoramic Views From Each Room
- Open Plan Living space
- South Westerly Facing Balcony
- Garage
- Modern Development
- Exceptional High Rise, Panoramic Views
- Master En-Suite
- Sutton Harbour Location
- No Onward Chain

Plymouth City Centre	0.8 Miles
Plymouth Railway Station	1.0 Miles
Exeter	44.4 Miles
Exeter Airport	48.0 Miles



## LOCATION

East Quay House is located on Plymouth's Sutton harbour, which has easy access to the Historic Barbican and world famous Plymouth Hoe. East Quay House is a modern development on the water's edge, within close proximity to Miller & Carter Steakhouse and giving easy transport access into Plymouth City Centre and beyond.

There is a regular water taxi service, giving easy access to Mount Batten, the Royal William Yard and to Cawsand. This is located from the Mayflower Steps.

## DESCRIPTION

Located on the 9th Floor, you enter the apartment via a solid wood door into a large hallway. The hallway has a window giving wonderful views towards Dartmoor over the cityscape, and leads to the main reception room, both bedrooms and family bathroom. There are two large storage cupboards.

The open plan reception room has exquisite views over Sutton Harbour, Plymouth Sound, Historic Barbican and Plymouth City Scape. The floor to ceiling, full width windows gives a panoramic view over Plymouth and the water, giving the apartment the wow factor.













At the rear of the room, there is a fully fitted kitchen, with a range of wall and base mounted units, with a range of integral appliances and a breakfast bar, perfect for entertaining. The living space has a large glass inset door opening onto the private balcony.

The master bedroom suite has two windows to the front and side elevations, giving panoramic views over the water and surrounding areas. There is a large built in wardrobe and an en-suite shower room. The en-suite has a walk in double shower; hand wash basin and low level w/c. The floor and walls are fully tiled, plus the added benefit of an obscured double glazed window and a heated towel rail.

Bedroom two has dual aspect windows to the rear and side elevation giving panoramic views over the water and city. Bedroom two is a generous sized double and would make a great guest room.

The family bathroom has a panelled bath, low level w/c and hand wash basin. The floors and walls are tiled and there is a heated towel rail and extractor fan to finish.

## OUTSIDE

Externally, the penthouse has a private, wrap around balcony which is south westerly facing. There is a stainless steel and glass balustrade, which makes the most of the panoramic view. The property also benefits a garage, which has an electric up and over door, and space to fit a vehicle.

### TENURE & SERVICES

Lease length - 999 from 1 January 2003

Ground Rent & Services Charge - £1521.45 per annum

Services - Mains Electric, water, drainage and gas central heating.

EPC - C

**PRICE - £450,000**

Viewing - Viewing of this property can be arranged through Atwell Martin and is strictly by appointment only



*“The floor to ceiling windows in the main reception room give this Penthouse the wow factor.”*





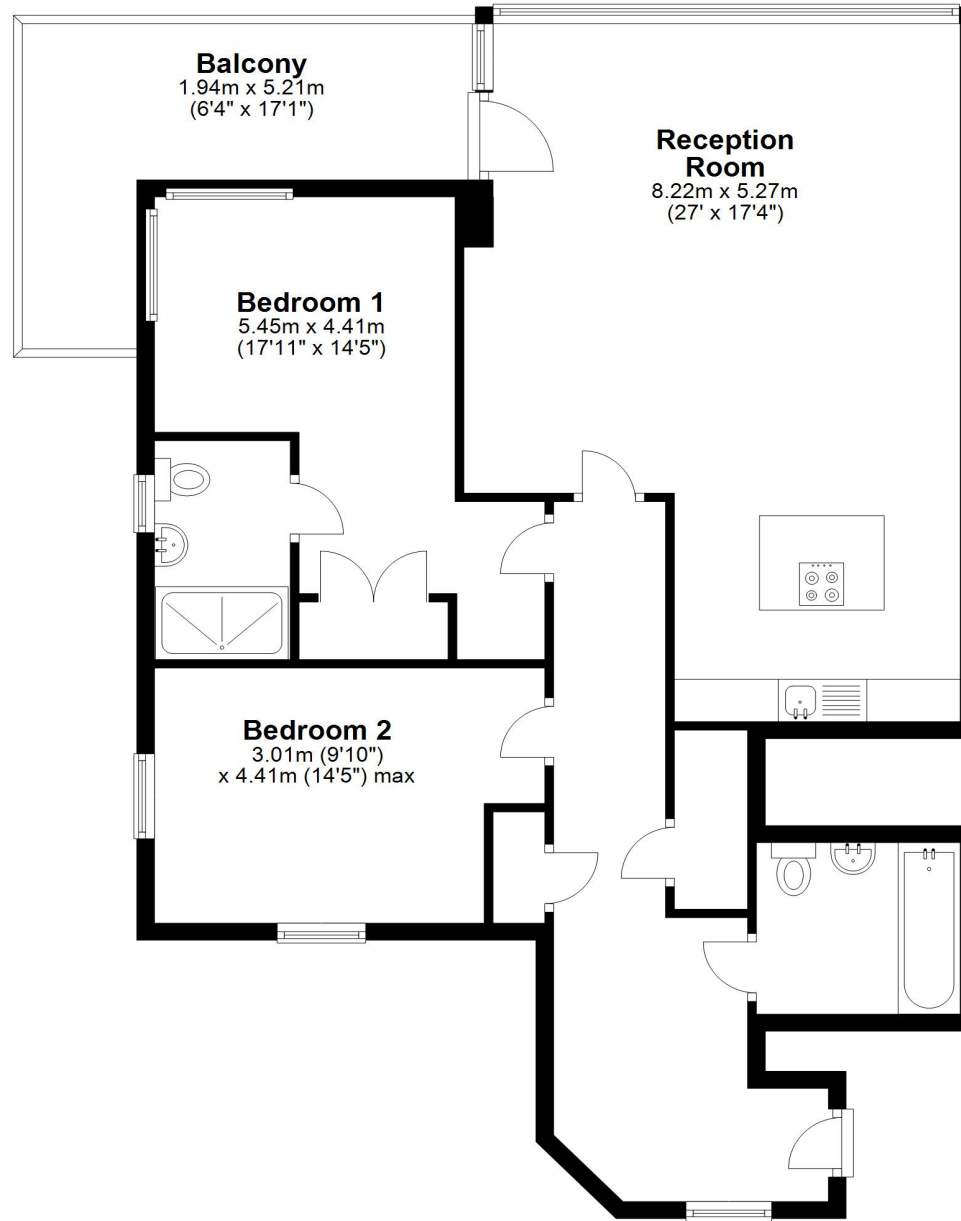






## 9th Floor

Approx. 95.8 sq. metres (1030.8 sq. feet)



Total area: approx. 95.8 sq. metres (1030.8 sq. feet)  
**East Quay House, Sutton Harbour**

Whilst every attempt has been made to ensure the accuracy of the floor plan(s) contained here, measurements or doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Meet the Sales Team



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