



Connells

Aqua House Kingdom Street
Plymouth



Property Description

This stunning waterside penthouse apartment, featuring three double bedrooms, is nestled within the beautiful Quadrant Wharf development. It offers an exceptional living experience with breathtaking panoramic sea views over Plymouth Sound and Cornwall, perfect for those seeking luxurious city living.

Just a short stroll from Plymouth's vibrant city centre, Hoe, and Royal William Yard, you'll find a host of shops, bars, and other amenities such as supermarkets, a purpose-built GP surgery, and excellent transport links right on your doorstep.

Access the building through a secure fob entry system, with a lift whisking you straight to your front door. Inside, you'll discover a spacious open-plan lounge area perfect for socialising, a modern kitchen with a range of integrated appliances, a utility area, and easy access to a secluded rooftop space, all while enjoying those incredible views. The apartment boasts three double bedrooms, each offering those stunning water views.

The primary bedroom features an en-suite bathroom, complemented by a pristine family bathroom in show home condition, capping off this impressive apartment.

Externally, you'll find allocated parking and communal gardens.

Being sold with no chain, this property is an absolute MUST-VIEW.

Kitchen/Living/Dining Room

24' 3" x 21' 11" (7.39m x 6.68m)

Double glazed windows to rear and side aspect, matching wall and base kitchen units, sink, hob and laminate flooring with a separate utility room and 2 doors leading to terrace and separate balcony

Utility Room

4' 4" x 21' 11" (1.32m x 6.68m)

Bedroom One

11' 1" x 19' 5" (3.38m x 5.92m)

Double glazed windows to side and rear aspect, laminate flooring and door to own balcony

En-Suite

Walk-in shower, hand basin and W.C.

Bedroom Two

12' 9" x 9' 7" (3.89m x 2.92m)

Double glazed window to side aspect and laminate flooring

Bedroom Three

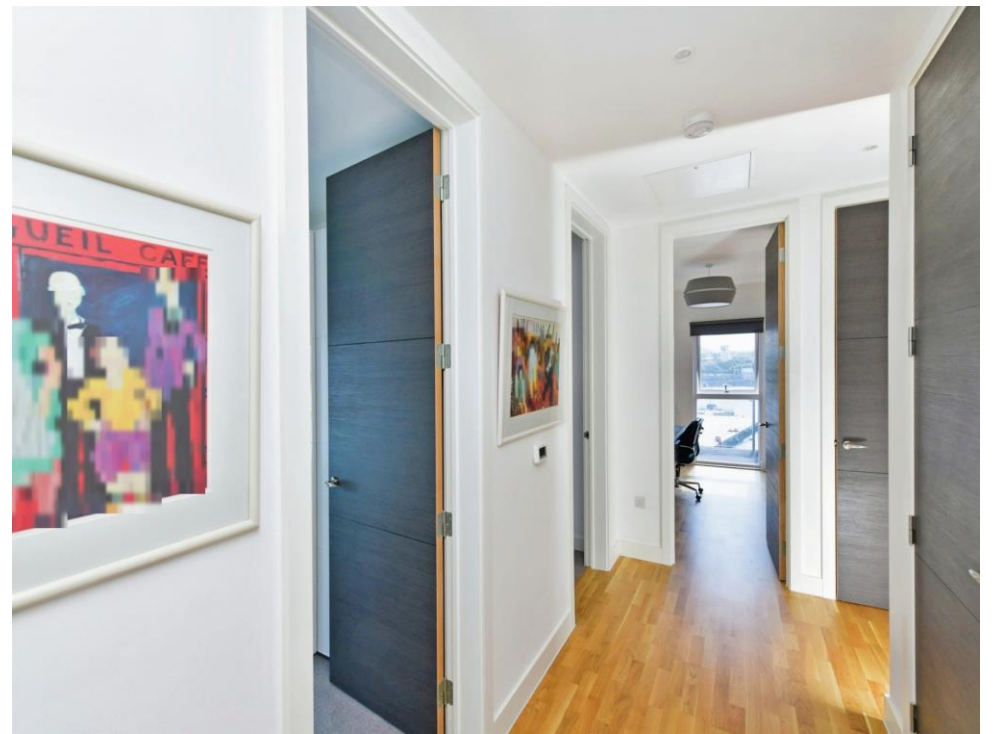
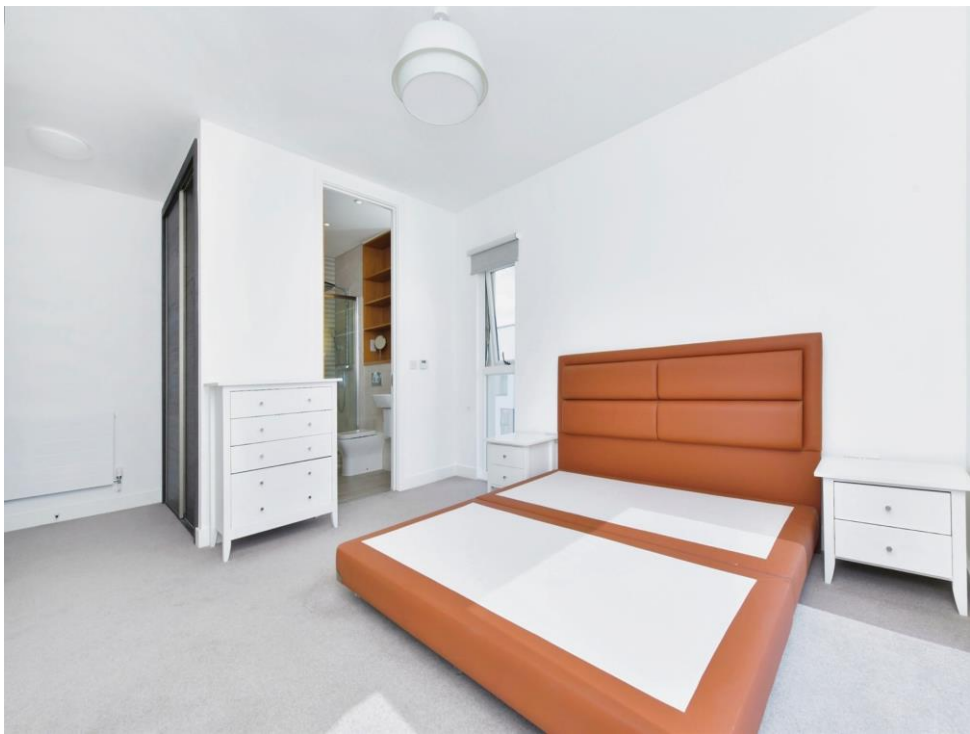
9' 9" x 11' 11" (2.97m x 3.63m)

Double glazed window to rear aspect, storage cupboard and laminate flooring

Bathroom

Bath, hand basin and W.C.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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32 Mannamead Road
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EPC Rating: B

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: PLH310744 - 0005