



Connells

Aqua House Kingdom Street
Plymouth



Property Description

Nestled within the prestigious and award winning Quadrant Wharf development. This exquisite one-bedroom luxury apartment, situated on the third floor of Aqua House. Benefiting from; One double bedroom, dedicated parking, fully integrated luxury kitchen open to lounge and private balcony.

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 up to third floor. Inside, you'll discover a spacious open-plan lounge area perfect for socialising, a top of the line fitted kitchen with a range of integrated hob and oven, a utility area, and easy access to a secluded balcony.

The apartment boasts one spacious double bedrooms, complemented by a pristine family bathroom in show home condition, capping off this impressive apartment.

Externally the large balcony brings the living space outdoors, offering a tranquil spot for al-fresco dining & entertaining. You will also find dedicated parking and well-maintained communal gardens.

This property is an absolute MUST-VIEW.

Lounge/Kitchen/Diner

16' 1" x 16' 10" (4.90m x 5.13m)

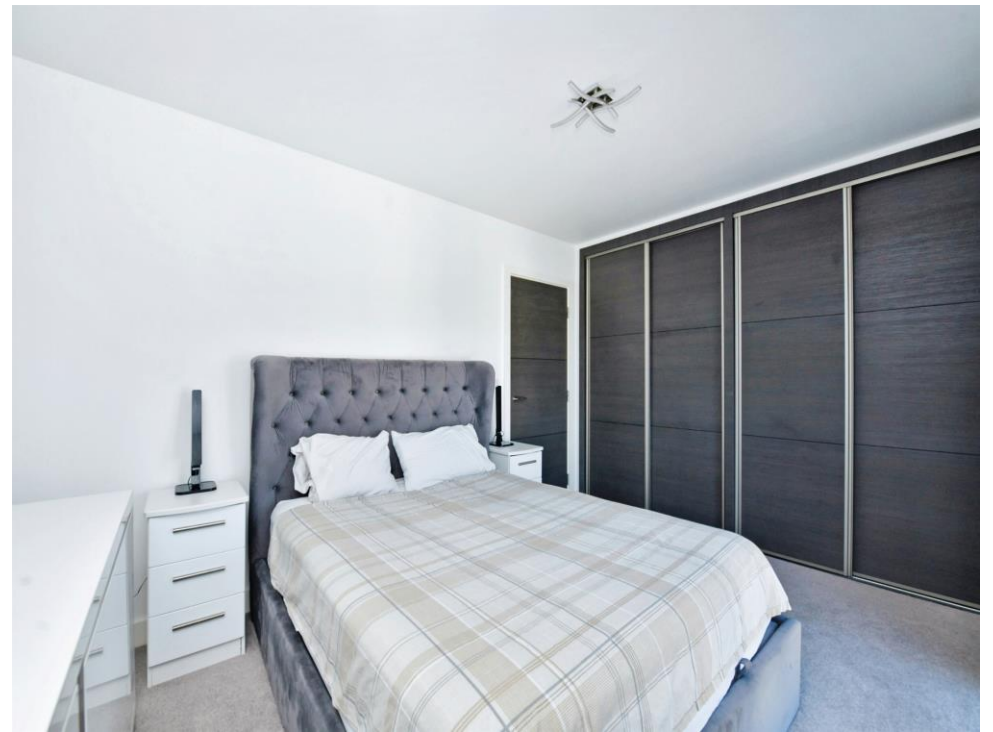
Bedroom One

13' 6" x 10' 4" (4.11m x 3.15m)

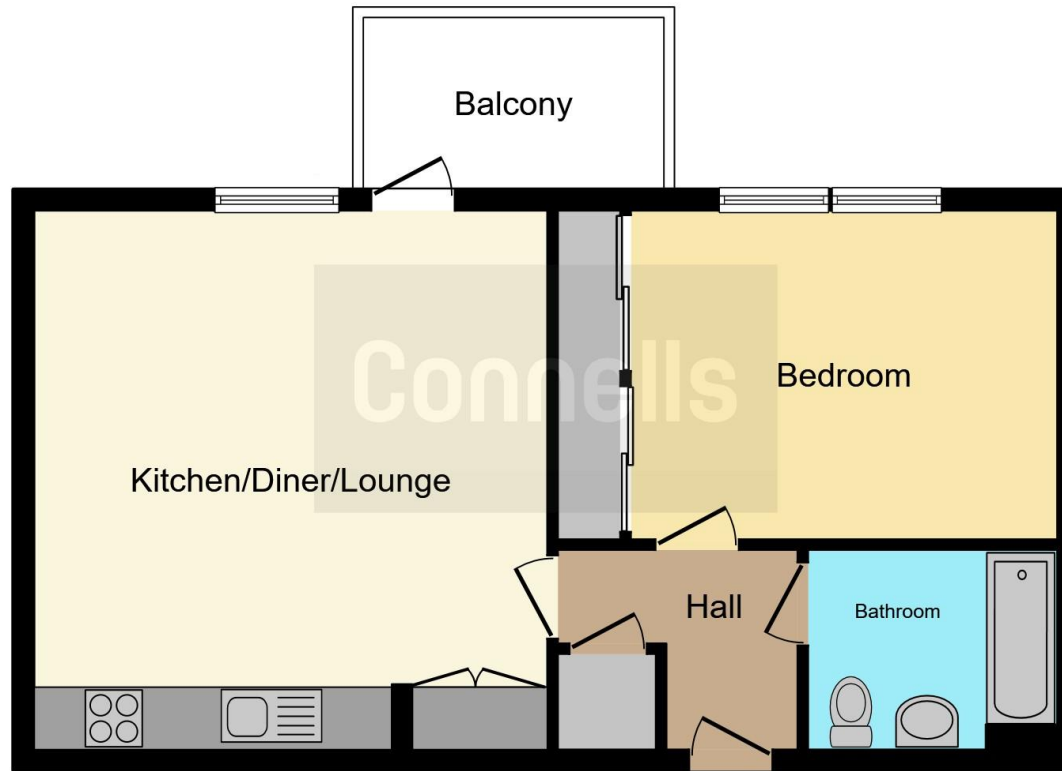
Bathroom

Balcony









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

To view this property please contact Connells on

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32 Mannamead Road
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH311132

This is a Leasehold property with details as follows; Term of Lease 250 years from 22 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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