



Queen Anne's Quay,

Queen Anne's Quay, 9 Parsonage Way, Plymouth, PL4 0LY



Plymouth City Centre 0.9 miles, Plymouth Train Station 1.5 Miles, Exeter Airport 47.3 Miles

Discover the epitome of waterfront luxury with this exquisite four-bedroom penthouse apartment boasting unparalleled views and sophisticated features.

- Penthouse Waterside Apartment
- 4 Bedrooms
- 3 bathrooms
- Semi-open plan Kitchen
- Sitting room with doors to large terrace
- 2 Car Parking Spaces
- Council Tax: Band F
- Leasehold
- Service Charge: £6521.86. per year - Ground Rent: £504.18
- Awaiting EPC

Guide Price £900,000



LOCATION

Nestled in the coveted Queen Anne's Quay in a gated development, this penthouse residence offers a southern aspect overlooking Queen Anne's Battery Marina, Mount Batten, and Plymouth Sound. Delight in the scenic vistas of the Royal Citadel and Plymouth's historic Hoe, with distant views extending across the city towards Lee Moor.

Conveniently located, stroll past the National Marine Aquarium to the vibrant Barbican, home to renowned restaurants, shops, and the iconic Plymouth Gin Distillery. For leisure and entertainment, explore nearby attractions such as the Vue complex, offering a multiplex cinema and dining options.

Experience seamless connectivity with transport links including the Plymouth City Train Station and Exeter Airport within easy reach. For maritime enthusiasts, the prestigious Royal Western Yacht Club and Sutton Harbour beckon nearby.

DESCRIPTION

A penthouse waterside apartment within a gated complex, with four bedrooms, wrap around balcony and 1700sq.ft internal space that some areas showcases vaulted ceilings with skylight windows, enhancing the sense of space and natural light.

ACCOMMODATION

The entrance hallway has plenty of space to greet your guests which then flows into a large hallway that is currently being used as the music hall with the owners piano taking centre stage.

The heart of the home features a stylish open plan reception area, complemented by a well-equipped kitchen boasting high gloss white units and integrated NEFF appliances. A separate utility room adds convenience, while the balcony provides a serene retreat with captivating waterside views.

Retreat to the principal bedroom, offering fitted wardrobes, views over Plymouth Sound and an ensuite shower room. Additional bedrooms enjoy scenic views, with bedroom two having an ensuite shower room, with the bedroom three and four enjoying the main bathroom that has a Jacuzzi bath.

OUTSIDE

The south facing terrace, is one of just two in the building that has an externally lit, mainly paved balcony, perfect for both entertaining and unwinding on. From this spot, you have panoramic views which also benefit from the annual Firework Championships.

SERVICES

Mains Electricity & Gas
Mains Drainage
Heating: Gas Central Heating
Council Tax: Band F
Service Charge: £6521.86. per year
Ground Rent: £504.18
Mobile availability with O2 is likely, based on the latest data available to Ofcom,

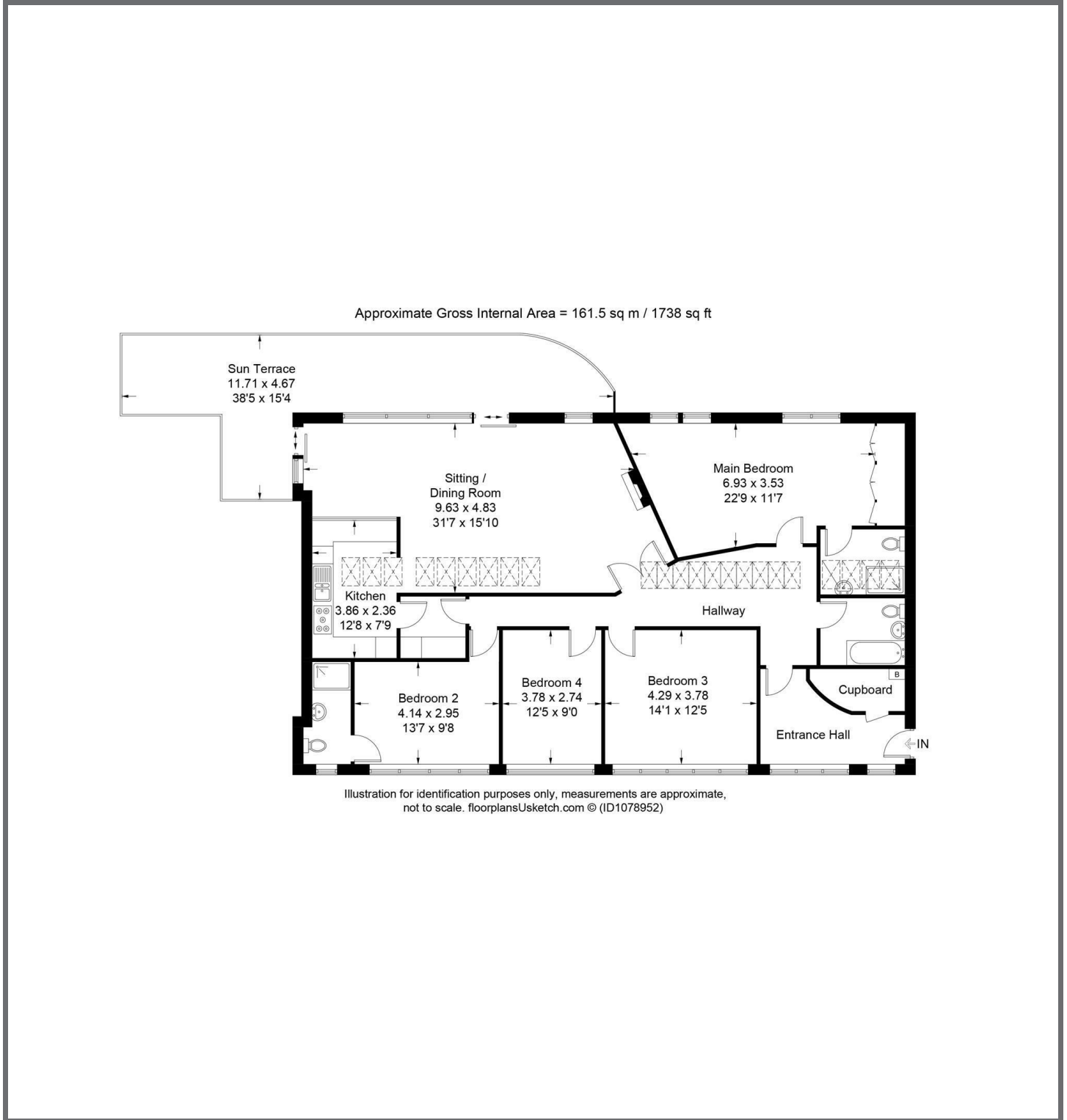
FURTHER INFORMATION

There is currently no ESW1 certificate for the building, however this is in progress by the managing agent.

DIRECTIONS

What3Words - ///royal.candle.yards





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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