



4 Quay Road, Plymouth PL1 2JZ

welcome to

4 Quay Road, Plymouth

***** STUNNING WATER VIEWS *****

A fantastic opportunity to purchase this ONE BEDROOM APARTMENT, situated within the BARBICAN with wonder WATER VIEWS across SUTTON HARBOUR. Fantastic MINIMAL CHARGES per annum makes this a FANTASTIC INVESTMENT or RESIDENTIAL PURCHASE and sold with NO CHAIN.



Main Entrance

Access via blue gate to the left hand side of bar Rakuda, with telephone entry system and two flights of stairs leading to flat 4.

Entrance Hallway

Door to bedroom 1, bathroom and hallway through to the lounge with a radiator.

Lounge

11' 8" x 20' 2" (3.56m x 6.15m)

Space for a dining table, double glazed window to rear elevation with patio doors to the balcony, opening to the kitchen, storage cupboard and two radiators.

Kitchen

11' 7" x 7' 6" (3.53m x 2.29m)

Integrated electric oven with gas hob and hood, undercounter fridge and freezer and space for a washing machine. Double glazed window to front elevation above the sink drainer with wonderful water views.

Bedroom 1

11' 3" x 15' 7" (3.43m x 4.75m)

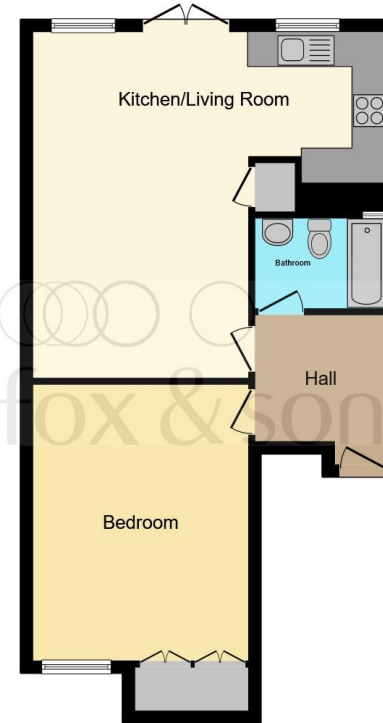
A large double bedroom with fitted wardrobe space, double glazed window to rear elevation and a radiator.

Bathroom

A bath with electric shower, pedestal sink, WC and extractor fan.

Balcony

A fantastic addition to the property, which stands out from the rest! An approximately 5-6 metres private balcony boasting gorgeous panoramic views across Sutton Harbour Marina.



Total floor area 58.8 m² (633 sq.ft.) approx

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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welcome to

4 Quay Road, Plymouth

- Stunning Water Views
- Popular Barbican Location
- Large Double Bedroom
- Minimal Yearly Charges - £50 Buildings Insurance A Year
- Long Lease

Tenure: Leasehold EPC Rating: Awaited

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.

offers in the region of

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUP107922 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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