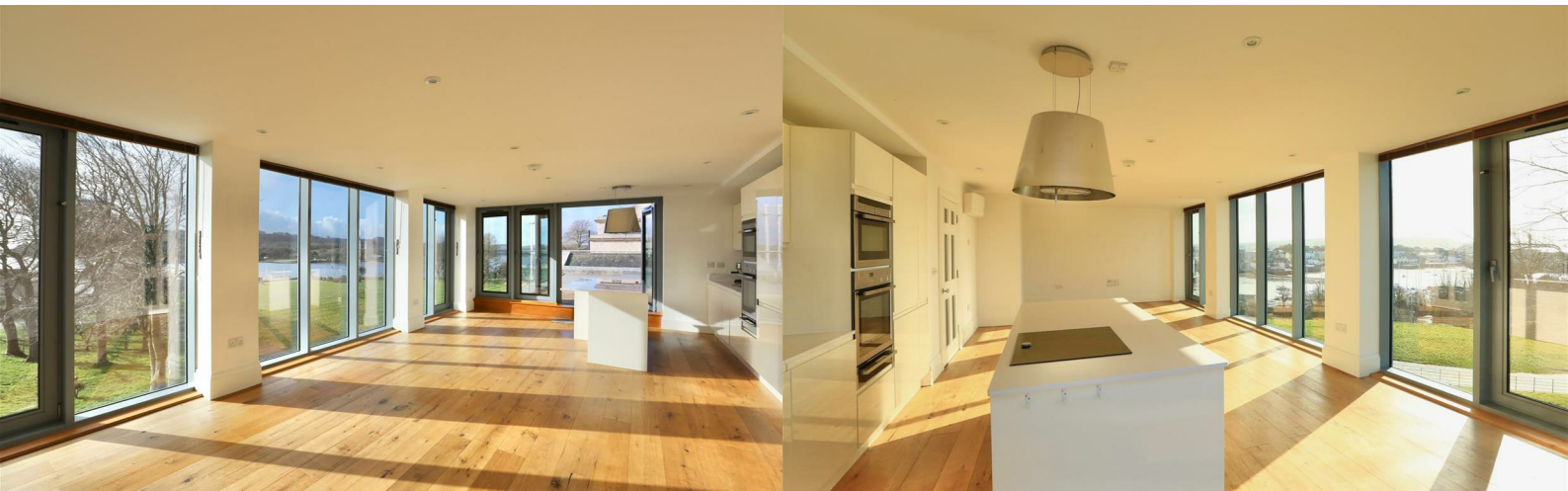




## 53 Maritime Square

Mount Wise, Plymouth, PL1 4SW

£695,000

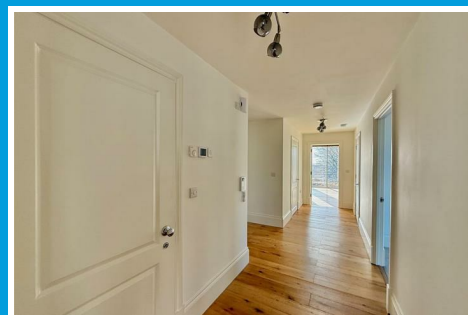




# 53 Maritime Square

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£695,000



## MARITIME SQUARE, MOUNT WISE, PL1 4SW

### SUMMARY

An incredible opportunity to acquire this second floor penthouse apartment in the most incredible position enjoying panoramic views across the water towards Plymouth and the Tamar estuary towards Mount Edgecumbe and the Cornish hills. The property enjoys an exceptional, all day sunshine terrace, enclosed by glass balustrades, to take advantage of the views, including the cricket ground. The accommodation comprises an open-plan living room & kitchen, utility, 3 double bedrooms together with a family bathroom & master ensuite shower room. Communal gardens. 2 allocated parking spaces plus visitor parking. Under-floor central heating throughout.

### ACCOMMODATION

Front door opening into the entrance hall.

#### ENTRANCE HALL

25'5 x 5'1 (7.75m x 1.55m)

Oak flooring throughout. Doors providing access to the accommodation.

#### BOILER/AIRING CUPBOARD

6'1 x 3'1 (1.85m x 0.94m)

Cupboard with slatting shelving and housing the hot water cylinder and boiler.

### UTILITY

8' x 3'9 (2.44m x 1.14m)

Shelving. Work surface. Space and plumbing for washing machine and tumble-dryer. Tiled floor.

### OPEN-PLAN LIVING ROOM & KITCHEN

27'5 x 16'8 max width (8.36m x 5.08m max width)

A stunning open-plan room with oak flooring throughout. Full-height tinted glass across 2 elevations providing uninterrupted panoramic views sweeping from Plymouth, Drakes Island, Staddon Heights in the distance across the Tamar estuary towards the Cornish hills and Mount Edgecumbe. Ample space for seating and dining. The kitchen cabinets are fitted with matching fascias and polished stone work surfaces. Matching island with breakfast bar. Inset stainless-steel one-&a-half bowl sink unit with a work-top mounted mixer tap. Built-in NEFF conventional oven, microwave/combination oven and a warming drawer. NEFF induction hob with an extractor above. Integral fridge and freezer. Dishwasher. Air conditioning unit. Oak flooring. Under-floor heating. Inset ceiling spotlights. Double doors opening onto the terrace.

### TERRACE

42' x 16' approx (12.80m x 4.88m approx)

A superb outdoor space enclosed by a glass balustrade. Fantastic views over the River Tamar towards Mount Edgecumbe and the Cornish hills. Views towards the cricket ground, Admiralty House and towards Plymouth with Staddon Heights in the background. The terrace provides all day sunshine.

### BEDROOM ONE

12'9 x 12'9 max dimensions (3.89m x 3.89m max dimensions)

Doors opening onto the terrace. Large new wardrobe with integral lighting. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM

7'6 x 5'6 (2.29m x 1.68m)

Comprising a large walk-in shower with a fixed glass screen, wall-mounted controls and a rinsing attachment, wall-mounted basin and wall-mounted wc with a concealed cistern and a push-button flush. Mirrored medicine cabinet. Fully-tiled walls. Tiled floor. Skylight. Inset ceiling spotlights.

### BEDROOM TWO

14' x 11'5 (wall-to-wall) (4.27m x 3.48m (wall-to-wall))

Full-height window with fitted blinds and views to the cricket ground. Large part-mirrored wardrobe.

### BEDROOM THREE

12'6 x 11'7 (3.81m x 3.53m)

Full-height window with fitted blinds and views to the cricket ground. Triple wardrobe. Space for large desk.

### FAMILY BATHROOM

9'2 x 5'7 (2.79m x 1.70m)

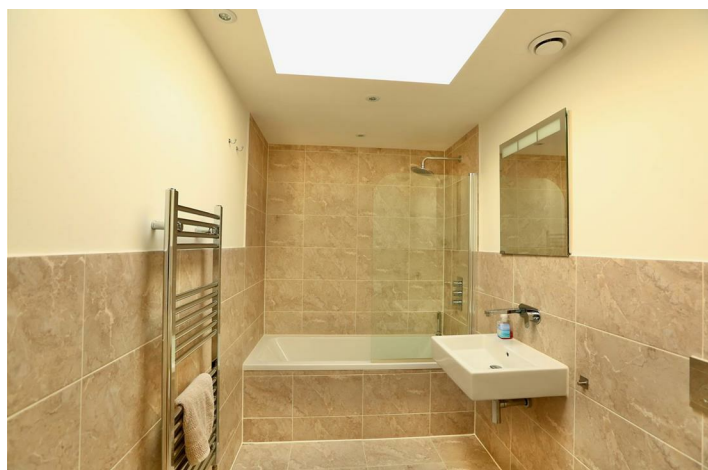
Comprising a bath with a tiled area surround, shower system over with wall-mounted controls and a glass screen, wall-mounted basin and wall-mounted wc with a concealed cistern and a push-button flush. Chrome wall-mounted towel rail/radiator. Mirrored medicine cabinet. Partly-tiled walls. Tiled floor. Skylight.

### COUNCIL TAX

Plymouth City Council  
Council tax band F

### AGENT'S NOTE

The property is leasehold with 990 years remaining.  
Ground rent- £350 per annum  
Service charge - £2,187.15 per annum



Road Map



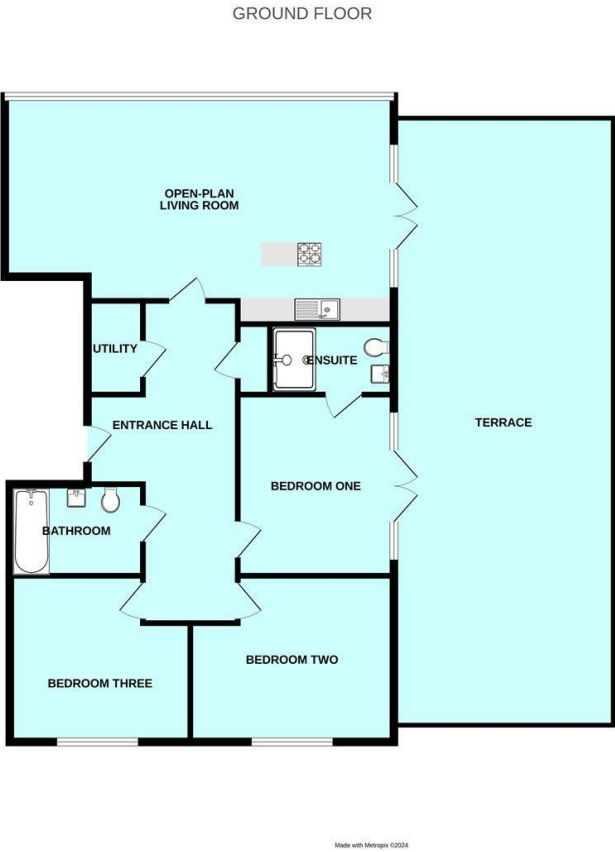
Hybrid Map



Terrain Map



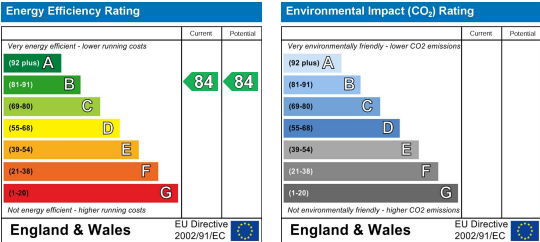
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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