



Connells

Compass House Mariners Court
Plymouth

Compass House Mariners Court Plymouth PL4 0BT

for sale offers over
£450,000



Property Description

Located in one of Plymouth's most desirable locations, offering access to a host of local amenities including array of shops, cafes, and public houses whilst being a stone's throw away from the waterfront and within walking distance of the city centre and the historic Barbican.

This residence offers a spacious open-plan living area with sliding glass doors onto your own private balcony, followed by a modern kitchen with stylish matching wall and base units and built-in appliances, a separate W.C. and a good-sized primary bedroom benefiting from a luxury en-suite comprising walk-in corner shower, hand basin and W.C.

Continuing the immaculate condition, on the top floor of this beautiful one of a kind duplex apartment, you will find a further two good-sized double bedrooms and a family bathroom comprising bath with overhead shower, hand basin and W.C. A separate upstairs entrance leading onto the hallway can also be found on this floor as well as a boarded loft room with lighting.

This property offers substantial modern living space throughout as well as ample storage space.

This apartment also benefits from a secure double length garage with multiple electrical points, lights and storage space, a rarity in such a central location and perfect for those who drive.

BOOK YOUR VIEWINGS NOW!

Ground Floor

Lounge

17' 6" maximum x 17' maximum (5.33m maximum x 5.18m maximum)

Balcony

Kitchen

11' 9" maximum x 7' 9" maximum (3.58m maximum x 2.36m maximum)

Bedroom One

16' 9" x 13' 6" (5.11m x 4.11m)

En-Suite

W.C.

First Floor

Bedroom Two

12' 4" maximum x 9' 4" maximum (3.76m maximum x 2.84m maximum)

Bedroom Three

10' 2" x 9' 10" (3.10m x 3.00m)

Bathroom

Garage One

17' 1" x 9' 2" (5.21m x 2.79m)

Garage Two

16' 5" x 9' 2" (5.00m x 2.79m)

Agents Note;

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





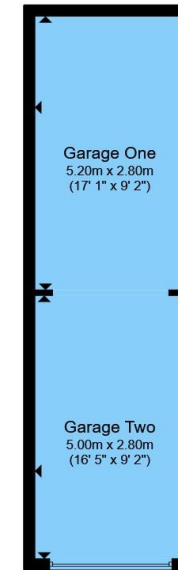




Ground Floor



First Floor



Garage

Total floor area 152.1 m² (1,638 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.propertybox.io

Connells

To view this property please contact Connells on

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32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: C Council Tax
 Band: F

Service Charge: 346.00 Ground Rent:
 112.50

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313937

This is a Leasehold property with details as follows; Term of Lease 210 years from 25 Mar 1989. 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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