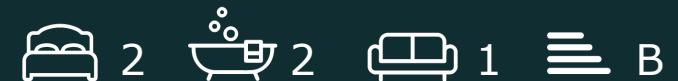




Hawkers Avenue, Plymouth, PL4 0QT  
£245,000 Leasehold - Share of Freehold





£245,000

# Hawkers Avenue

## Plymouth, PL4 0QT

- Waterside Property
- Two Double Bedrooms
- Balcony with Marina Views
- Lift Within Building
- No Onward Chain
- First Floor Apartment
- Bathroom & Shower Room
- Open Plan Reception/Kitchen
- Generous Proportions
- Council Tax Band D

DC Lane are delighted to present this generously proportioned apartment in 'Harbourside Court' an impressive purpose built waterside development situated a stones throw from Sutton Harbour; a perfect place to visit, live, work, dine, shop, attend events or simply relax by the water. The harbour has a vibrant waterfront boasting an outstanding selection of luxury waterside properties, modern offices of professional firms, a diverse range of restaurants, cafes, bars and shops and even an awarding winning marina.

Security entry doors lead into the well presented communal entrance hallway with lift access and stairs leading to the first floor. The apartment front door opens into a spacious entrance hall with two storage cupboards and entry phone system. The bright open plan reception room has floor to ceiling windows allowing plenty of natural daylight to flood through and patio doors open onto a balcony where delightful views of the harbour can be enjoyed. The modern fully fitted kitchen has integrated appliances, the master bedroom features an en-suite bathroom and two sets of mirrored built in wardrobes and a further double bedroom also has built in storage. A modern shower room with double walk in shower cubicle completes the spacious accommodation this superb apartment has to offer.

With natural light flooding the apartment throughout, balcony with harbour views and no onward chain a viewing is highly recommended, the epitome of city living with a touch of maritime flare.



### First Floor

#### Open Plan Kitchen/Lounge

14'9" x 27'5" (4.50 x 8.36)

Bedroom One

10'1" x 16'6" (3.08 x 5.05)

Bathroom

6'3" x 13'3" (1.92 x 4.06)

Bedroom Two

9'11" x 16'6" (3.04 x 5.05)

Shower Room

7'1" x 6'7" (2.16 x 2.01)





## Directions

From the DC Lane office head south on Mutley Plain and down North Hill for 0.2 mi. Bear left on to Charles Street and at roundabout, take 4th exit on to Exeter Street and at next roundabout, take 1st exit bearing left on Bretonside. Go across the roundabout and turn right onto Hawkers Avenue and the building is positioned on the right in front of Sutton Harbour.

## Scan for Material Information

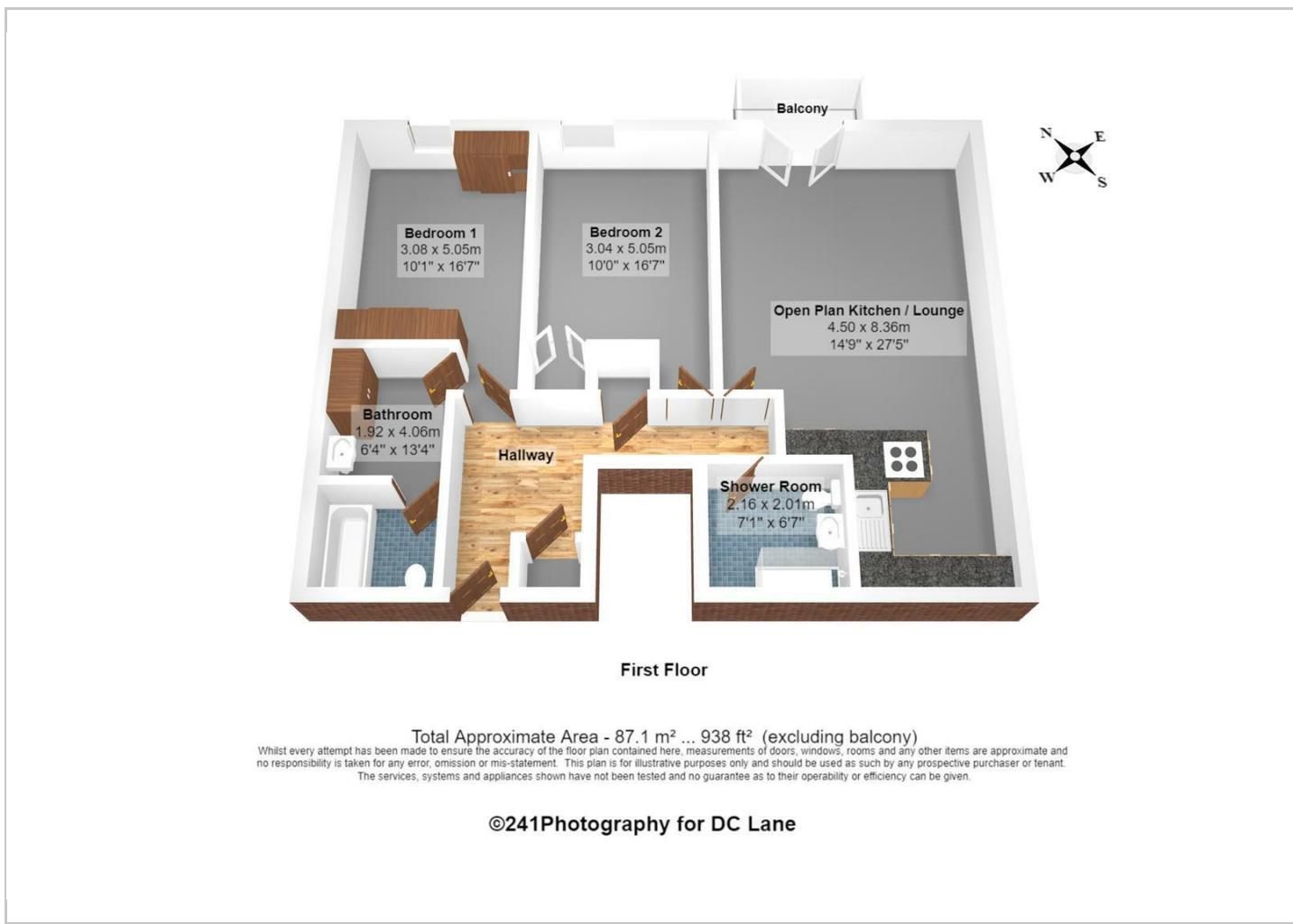


## Council Tax Band: D





## Floor Plans



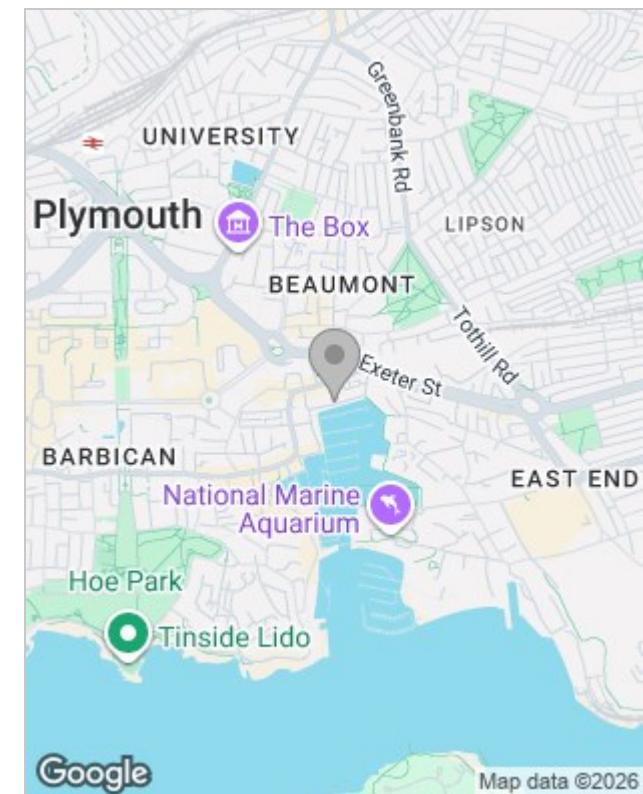
## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

## Location Map



## Energy Performance Graph

