



Connells

Dolphin House Sutton Wharf
Plymouth

Dolphin House Sutton Wharf Plymouth PL4 0BL

for sale offers over
£250,000



Property Description

We are delighted to introduce this well-presented two bedroom fourth floor apartment to the market with stunning marina views, situated in a sought-after location. Benefiting from two double bedrooms, lounge, kitchen, shower room and secure allocated parking.

Located in one of Plymouth's most desirable locations in the quiet Sutton Wharf development, 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.

As you enter this apartment, you will find a modern tiled shower room comprising walk-in shower, hand basin and W.C, followed by a kitchen with matching wall and base units, a spacious bright and airy lounge sporting beautiful far-reaching sea views and double doors opening out onto a Juliet balcony. Completing this apartment you will find two good-sized double bedrooms with the primary bedroom benefiting from built-in wardrobes and those stunning sea views.

Externally, this property offers secure allocated parking.

EARLY VIEWINGS ADVISED!

Lounge

17' 9" maximum x 17' 9" maximum (5.41m maximum x 5.41m maximum)

Kitchen

13' x 7' 9" (3.96m x 2.36m)

Bedroom One

16' 1" maximum x 12' 1" maximum (4.90m maximum x 3.68m maximum)

Bedroom Two

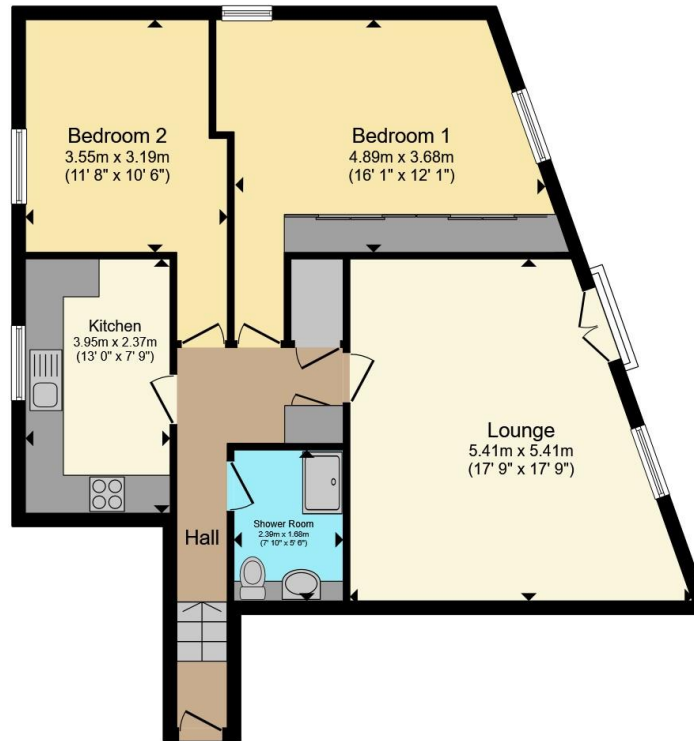
11' 8" maximum x 10' 6" maximum (3.56m maximum x 3.20m maximum)

Shower Room









Total floor area 80.1 m² (863 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: D

Council Tax
 Band: C

Service Charge:
 2500.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH313749

This is a Leasehold property with details as follows; Term of Lease 214 years from 24 Jun 1984. 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.

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