




LANG TOWN
& COUNTRY

Flat 3, Cala Court, 23 Hartley Road, Hartley, Plymouth, Devon, PL3 5LW


LANG TOWN
& COUNTRY
SALES

Price £475,000

Occupying a superb, elevated position along a private road in the highly sought-after Hartley area, Cala Court is an exclusive development of just eight luxury apartments, commanding breathtaking panoramic views across Plymouth Sound, Jennycliff and the Tamar Estuary.

This apartment is truly outstanding, offering an exceptional standard of contemporary living, and must be viewed to be fully appreciated.

Accessed via a secure communal entrance, you first feel the true meaning of luxury. Upon entering, a welcoming hallway leads to a cloakroom/WC with space and plumbing for a washing machine.

The heart of the home is the impressive open-plan living space, comprising a spacious sitting and dining area finished with elegant, engineered oak flooring, ideal for both relaxing and entertaining. A stylish remote-control feature fireplace adds a touch of luxury, while the stunning Arrital kitchen showcases sleek Italian design, complete with a breakfast bar and a full range of premium SMEG appliances, including a Quooker instant hot water tap. From here, fully glazed doors open onto a private terrace with composite decking and glazed balustrading, perfectly positioned to enjoy views over the communal gardens and beyond.

The apartment offers two generously proportioned double bedrooms, both with a full range of high quality fitted wardrobes and bedroom furniture. Each benefitting from beautifully appointed en-suite bathrooms featuring both a bath and separate double shower enclosure, creating a true sense of comfort and indulgence.

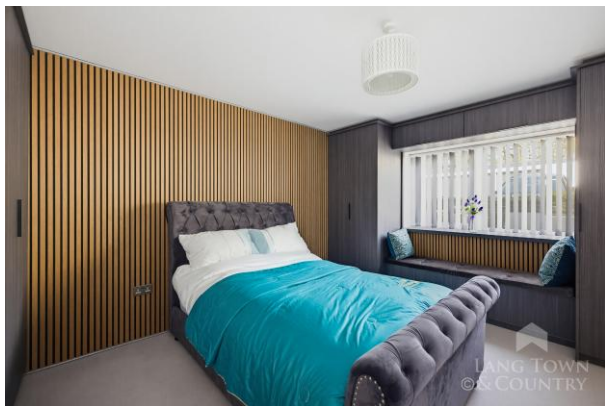
A standout feature of this apartment is the spectacular south-facing balcony with views in full. With glazed balustrading and ample space for outdoor seating and entertaining, this exceptional area provides truly stunning, far-reaching views across the city and coastline. Further benefits include underfloor heating throughout and access to well-maintained communal gardens and two allocated parking spaces. Combining cutting-edge design with an enviable location and remarkable views, this apartment represents a rare opportunity to acquire a luxurious home in one of Plymouth's most desirable settings.

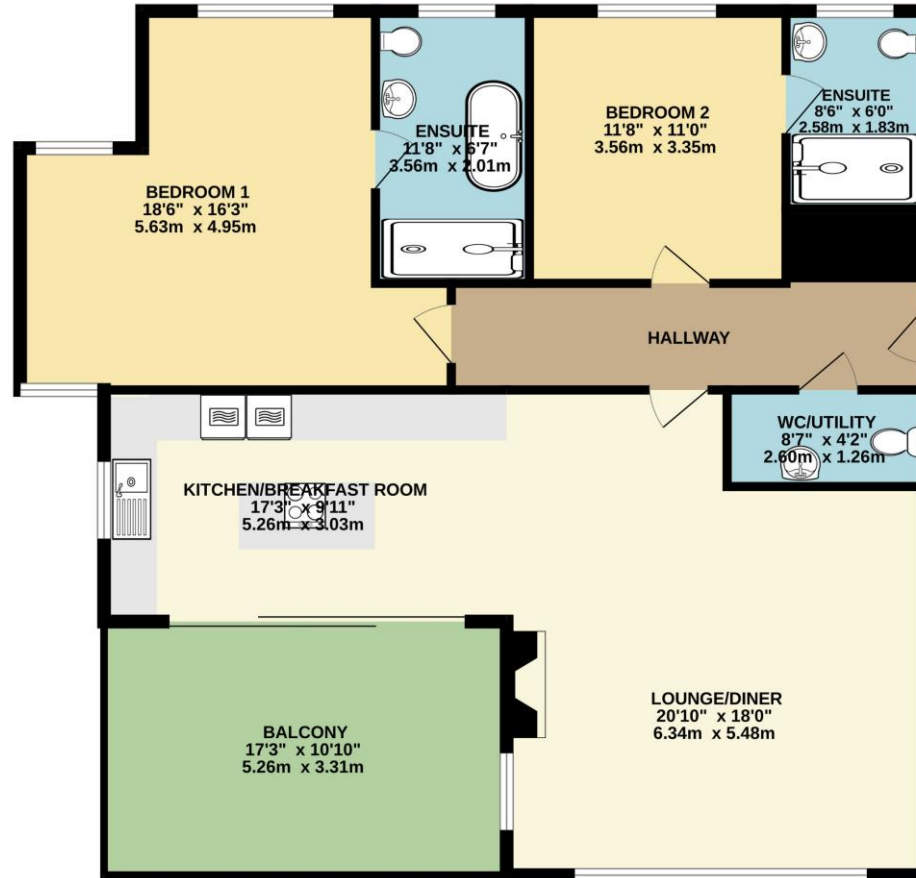
We understand the apartment is held on Lease with TBC years remaining and subject to a service charge of approximately £3,008.40 per year and an annual ground rent of approximately TBC but this is subject to periodic review. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.

www.langtownandcountry.com





TOTAL FLOOR AREA : 1146 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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