



Flat 5, Ocean Court, Richmond Walk, Stonehouse, Plymouth, PL1 4QA



## Offers Over £425,000



Lang Town & Country are proud to present this outstanding two-bedroom ground floor apartment situated within the prestigious Ocean Court development, a landmark waterside address offering some of the most captivating and uninterrupted coastal views in the South West.

Perfectly positioned to overlook Mayflower Marina, the Royal William Yard, the Tamar Estuary, and extending across to Plymouth Sound, Mount Edgumbe, and Southeast Cornwall, this remarkable home enjoys a truly unrivalled panoramic outlook.

The apartment benefits from a private ground floor entrance opening into a welcoming hallway, providing access to all principal rooms. The heart of the home is an impressive living room with floor-to-ceiling dual patio doors that lead to a substantial private balcony, an idyllic space to relax and enjoy the ever-changing marine scenery.

The open-plan kitchen is well-appointed with a range of wall and base units, laminate work surfaces, a breakfast bar, and integrated appliances including an oven with extractor hood and dishwasher.

Both double bedrooms enjoy access to a front-facing balcony with superb views, and each features built-in storage. The newly fitted shower room is stylishly presented with a large shower cubicle, WC, and contemporary sink with integrated storage and ambient lighting. A separate modern cloakroom adds further convenience.

Additional benefits include a car port with adjoining storeroom, residents' parking, and access to the beautifully maintained communal gardens.

Set within a secure, gated development, Ocean Court is renowned for its peaceful atmosphere, immaculate standards, and breathtaking setting.

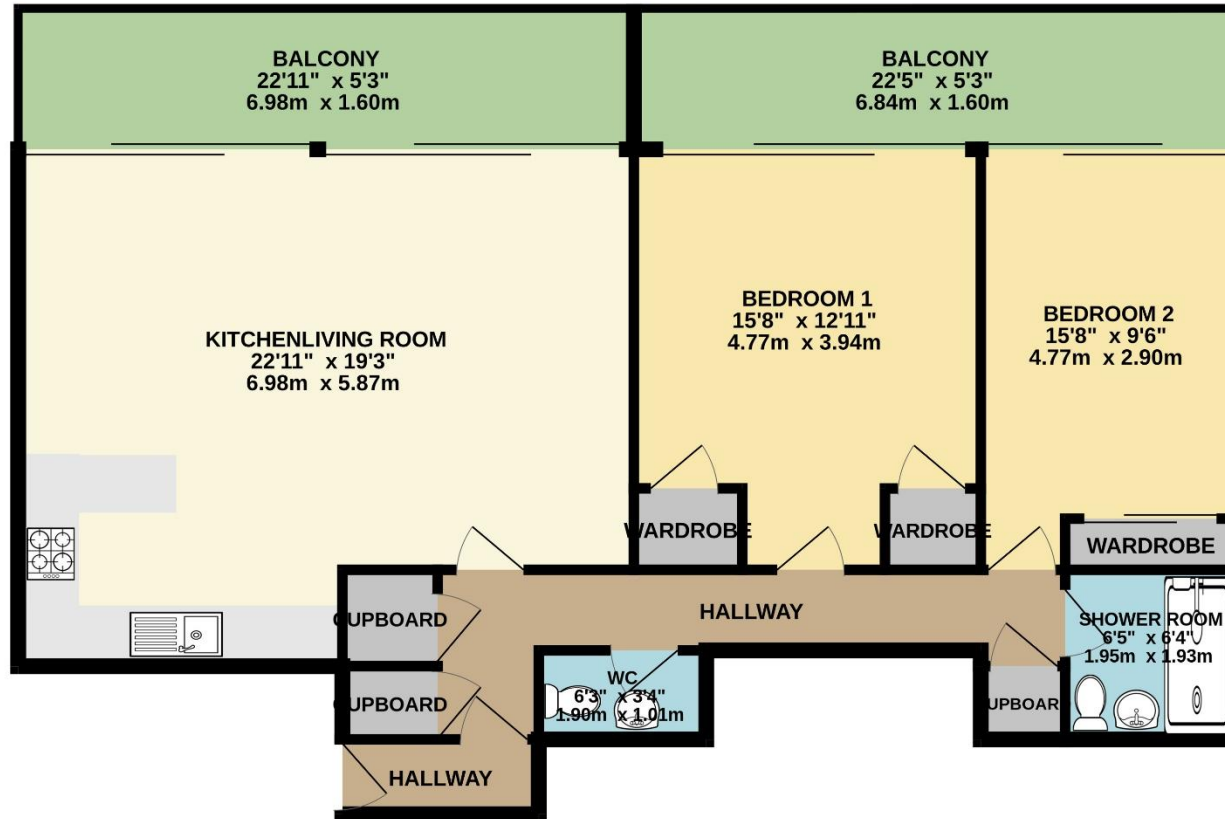
This rare waterfront opportunity perfectly combines luxury, comfort, and tranquillity – offering a truly enviable coastal lifestyle.

We understand the apartment is held on a sharing freehold with each flat/apartment owns a share of the lease. The lease has 968 years remaining and subject to a service charge of approximately £2,415.00 per year from January 2025 but this is subject to periodic review and an annual ground rent of approximately £30.00. 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 200909](tel:01752200909).





TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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