

FLAT 9, 31 MARITIME SQUARE PLYMOUTH



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Flat 9, 31 Maritime Square | Plymouth | Devon | PL1 4SW

The Boscawen is a beautifully presented first-floor apartment situated within the prestigious Grade II listed Admiralty House, forming part of the sought-after Mount Wise development.

Designed by award-winning interior designer Anouska Lancaster, the apartment combines elegant period character with contemporary styling. Accessed via the impressive communal atrium and grand sweeping staircase, the apartment enjoys a wonderful sense of arrival.

Internally, the accommodation comprises an entrance hall with useful utility storage cupboard, a separate sitting room with attractive sash window, and a well-appointed fitted kitchen featuring integrated Smeg appliances. The double bedroom also benefits from a sash window, while the stylish shower room is fitted with a walk-in shower, wash hand basin and WC.

Outside

Residents of Admiralty House enjoy access to the beautifully maintained Admiralty Gardens, offering stunning views across the water. The apartment also benefits from two allocated parking spaces, along with additional cellar and bicycle storage facilities.

Location

Admiralty House occupies a commanding waterside position within the highly regarded Mount Wise development, overlooking the Tamar Estuary. The area is ideally placed for enjoying waterside walks, nearby parkland and the vibrant amenities of Royal William Yard, with its excellent range of restaurants, cafés and wine bars.

The International Mayflower Marina is close by, while regular passenger ferries provide easy access to the Barbican, Mount Edgumbe and surrounding waterfront destinations. The Torpoint ferry is also within convenient reach, offering direct links into Cornwall and the Rame Peninsula.



Property Details

Services:	Mains electricity, water, gas and drainage.
EPC Rating:	Current: C - 72, Potential: B - 81, Rating: C
Council Tax:	Business Rated
Tenure:	Leasehold - 999 year lease
Authority	Plymouth City Council, Ballard House, West Hoe Road, Plymouth, PL1 3BJ, Tel: 01752 668000
Service Charge:	Service Charge for 2026: £2686, Ground Rent: £350

Directions

Start at Drake Circus The Barcode on Bretonside and head south-west along Breton Side. Turn right onto Kinterbury Street and continue to St Andrews Cross Roundabout, taking the second exit onto Royal Parade. Follow Royal Parade for approximately 0.4 miles to Derrys Cross Roundabout, then take the second exit onto Union Street. Continue straight through the next roundabout and stay on the road as it becomes Edgcombe Street (A374). At the following roundabout, take the second exit onto Stonehouse Bridge (A374), passing through another roundabout before turning left onto Mount Wise Crescent. Continue ahead and turn right onto Maritime Square. Your destination, Flat 9, 31 Maritime Square, Plymouth PL1 4SW, will be on arrival.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Key Features:

- Elegant one-bedroom apartment within the historic Grade II listed Admiralty House
- Two allocated parking spaces
- Access to the beautifully maintained private Admiralty Gardens
- Character sash windows and original features
- Separate sitting room and fitted kitchen
- Integrated Smeg appliances
- Contemporary shower room
- Useful cellar storage and bicycle storage
- Prime waterside location close to Royal William Yard and the Tamar Estuary



Approximate Area = 653 sq ft / 60.6 sq m (excludes communal corridor)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Marchand Petit Ltd. REF: 1458829

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