



LANG TOWN
& COUNTRY

Flat 6, The Quarterdeck, Strand Street, Stonehouse, Plymouth, PL1 3RL



Price £250,000



A beautifully presented second-floor apartment within an attractive gated waterside development, enjoying spectacular westerly views across Stonehouse Creek and the River Tamar, with private residents' slipway, allocated parking, storage and a west-facing balcony. The Quarterdeck is an exceptional waterside development situated within an attractive gated community on the sought-after Stonehouse Peninsula. The development enjoys a wonderful position within easy reach of the Cremyll Ferry crossing to Mount Edgcumbe Park, the restaurants and amenities of Royal William Yard, and the emerging waterfront at Millbay, including the recently opened King Point Marina. Among the notable features of this unique development are visitor parking, a private tidal slipway for residents' use, and a communal barbecue area, all enjoying impressive waterside views extending towards Royal William Yard and beyond.

Lang Town & Country are delighted to present to the market this beautifully presented first-floor apartment, which has been completely redecorated during our vendor's ownership and offers well-proportioned accommodation with an impressive open-plan living space and exceptional views. From the communal entrance hall, shared by six apartments, stairs rise to the second-floor landing. The apartment itself is accessed via a front door leading into the inner hall, providing access to all principal rooms.

The master bedroom is a particularly attractive room, featuring an eye-level window framing the incredible waterside views, together with a built-in wardrobe providing useful storage. There is also access to a stylish en-suite shower room, fitted with an enclosed shower cubicle, WC, wash hand basin and chrome heated towel rail. The second double bedroom is light, airy and well proportioned, making an ideal guest bedroom or additional reception/working space. The family bathroom comprises a WC, wash hand basin and bath with shower over.

The real heart of the property is the impressive semi open-plan living and dining area, which enjoys a wonderful sense of space and light, with doors opening directly onto the westerly facing balcony. This is a superb position from which to relax and enjoy the ever-changing waterside outlook.

The reception area commands a magnificent panoramic westerly aspect across Stonehouse Creek, taking in the estuary towards Ocean Court, Mayflower Marina, Mount Edgcumbe and the River Tamar. The changing tides, boats and surrounding landscape provide a constantly evolving backdrop.

The kitchen is well appointed, with a range of wall and base-mounted units arranged to three sides, providing excellent storage and generous preparation surfaces. A useful storage cupboard completes the accommodation.

Externally, the property benefits from an allocated parking space for one vehicle, together with additional visitor parking and two private storage cupboards.

A particularly special feature of The Quarterdeck is the residents' private tidal slipway. This is a rare and highly desirable amenity and, to our knowledge, unique within a development in Plymouth of this nature. The slipway is available for residents' use, although it cannot be used for launching boats.

The communal residents' barbecue area provides an excellent space for entertaining and relaxing during the warmer months, while making the most of the outstanding waterside setting.

An internal inspection is highly recommended to fully appreciate the excellent standard of presentation, attractive accommodation and truly exceptional waterfront setting that this charming apartment has to offer.

LEASE INFO - We understand the apartment is held on Lease with 161 years remaining and subject to a service charge of approximately £1920 per year 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.

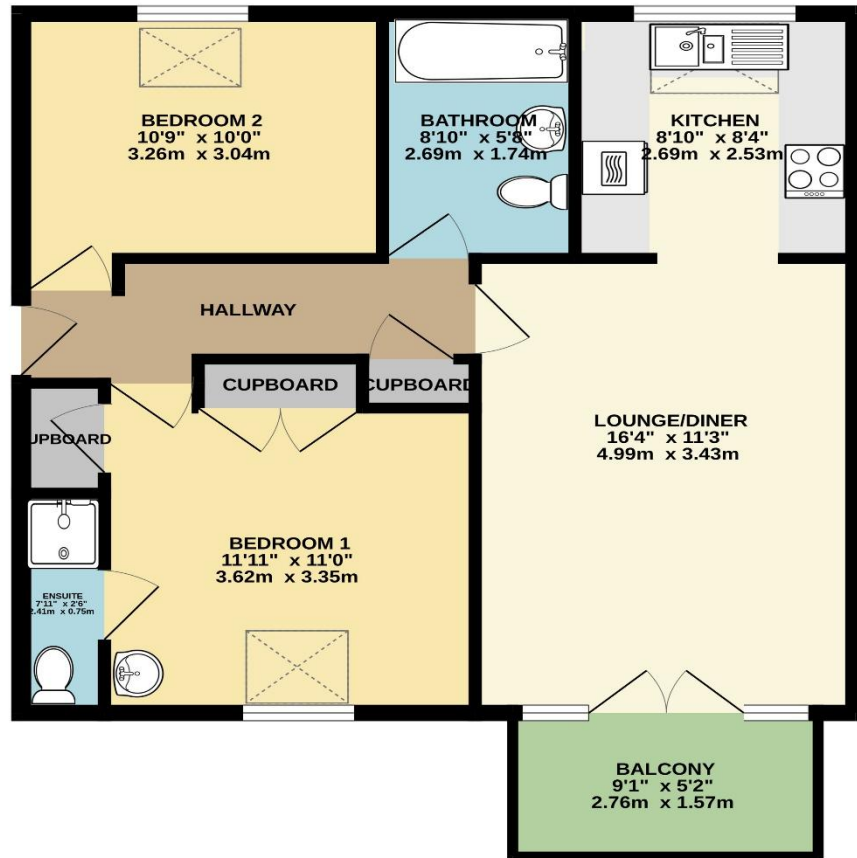


To view this property call Lang Town & Country Estate Agents on **01752 256000**

www.langtownandcountry.com



SECOND FLOOR
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 623 sq.ft. (57.8 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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Lang Town & Country
6 Mannamead Road
Mannamead
Plymouth
PL4 7AA
Tel: 01752 256000
Email: property@langtownandcountry.com

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