



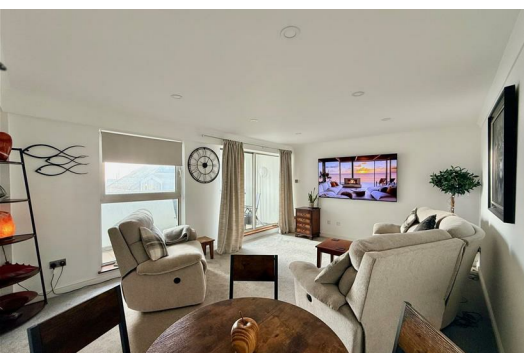
Compass House Lower Street

Mariners Court, Plymouth, PL4 0BT

£275,000



A recently refurbished 4th floor apartment being sold with no onward chain. Set in a delightful position with far reaching southerly views to Sutton Harbour & beyond. High quality specification & finish with works undertaken 18 months ago including new electrics & consumer unit, new lighting, new flooring, new fittings to bathroom & en-suite, re-plastered ceilings & complete redecoration with new fitted kitchen. Compass House comprising a modern purpose built block set within the sought after area of The Barbican, with easy walking distance of all that The Barbican offers, together with close walking distance of the City Centre. The block approached via secure gates leading into the private car park with visitor parking bays & 1 private allocated parking space (marked number 70) for the sole use of flat 18.



COMPASS HOUSE, MARINERS COURT, PLYMOUTH, PL4 0BT

LOCATION

Found in the heart of Plymouth's historic waterfront, Compass House enjoys an enviable position close to Sutton Harbour Marina & all that the Barbican area offers. Within easy walking distance of the City Centre & all the useful transport links.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Letter boxes. Secure door entry phone system into the spacious reception hall. Stair or lift access to the 4th floor.

4TH FLOOR

COMMUNAL LANDING

Entrance to the apartment itself.

APARTMENT 18

HALL

A generous-sized hall with excellent storage facilities. Airing cupboard with large capacity Megaflor heater, hot water tank & useful utility cupboard. Upgraded consumer unit.

LOUNGE/DINING ROOM 20' x 12'11 maximum (6.10m x 3.94m maximum)

Spacious lounge/dining room with picture window & wide sliding doors open to the lounge southerly facing balcony, ideal to enjoy alfresco entertaining.

BALCONY 16'8 x 4' (5.08m x 1.22m)

KITCHEN 9'5 x 6'5 (2.87m x 1.96m)

Quality modern fitted integrated kitchen with stainless steel sink, automatic washing machine, electric oven with Schott ceran 4 ring electric hob & illuminated extractor hood over. Integrated separate fridge & freezer. Serving hatch to the lounge.

MASTER BEDROOM 17'5 maximum x 10'8 (5.31m maximum x 3.25m)

Good-sized double bedroom.

EN-SUITE SHOWER ROOM 6'5 x 5'5 (1.96m x 1.65m)

Quality white suite incorporating a large shower, wc & wash hand basin.

BEDROOM TWO 12'11 maximum x 8'2 (3.94m maximum x 2.49m)

Good-sized double bedroom. Built-in mirror fronted wardrobe. Twin French doors to the balcony.

BATHROOM 6'10 x 5'8 (2.08m x 1.73m)

As new quality white suite comprising bath with mixer tap, wc & wash hand basin. Panels to the wall.

EXTERNALLY

Having the benefit of 1 private allocated parking space set within the secure gated car park.

TENURE

Leasehold with a term of 210 years from 1989 & circa 175 years remaining. An annual ground rent of £112 and annual service charge of £2,500 payable to FMS Ltd Management Company.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

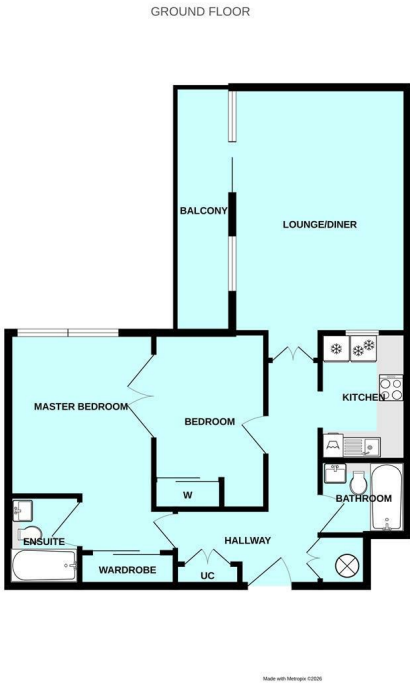
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

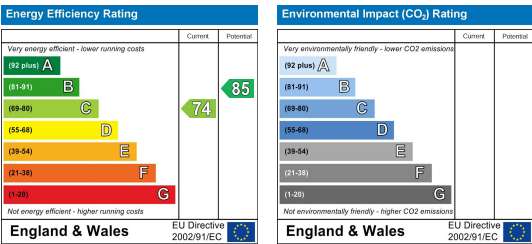
Area Map



Floor Plans



Energy Efficiency Graph



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