

Contact us

Central Plymouth Office
22 Mannamead Road
Mutley Plain
Plymouth
PL4 7AA

(01752) 514500

**North Plymouth and
Residential Lettings Office**
56 Morshead Road

Crownhill
Plymouth
PL6 5AQ

(01752) 772846

Email Us

info@plymouthhomes.co.uk

Website

www.plymouthhomes.co.uk

Opening Hours

Monday - Friday

9.15am—5.30pm

Saturday

9.00am—4.00pm

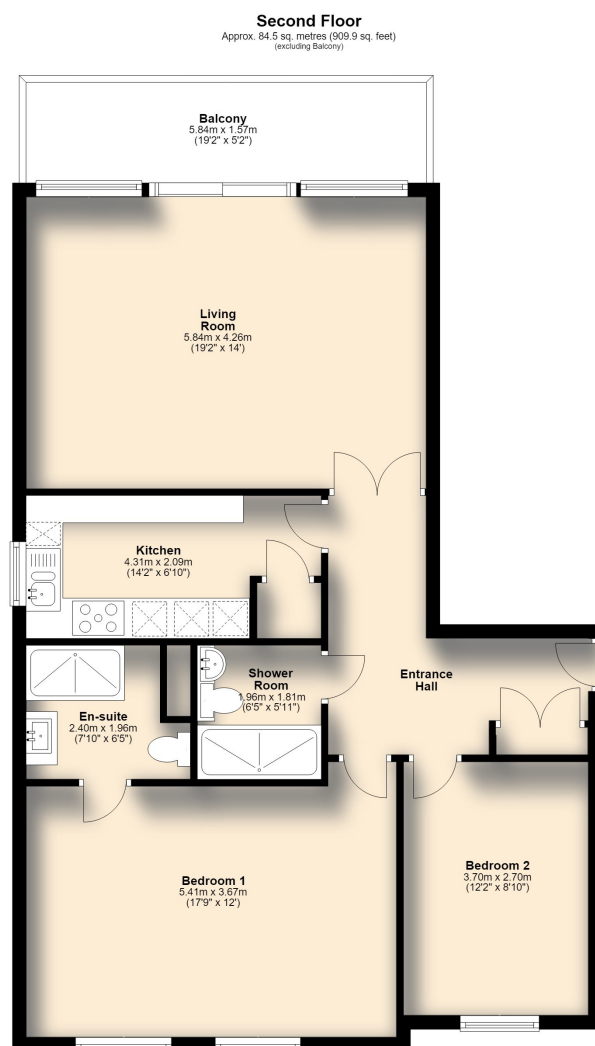
(Central Plymouth Office Only)

Our Property Reference:

28/H/26 6049



Floor Plans...



Further Information...

Every effort has been made to ensure these details are correct. However, in certain instances we have needed to rely on third parties and websites so cannot guarantee all information is either accurate or current. We strongly advise all interested parties to independently verify any information before a decision is made to purchase. We can recommend local solicitors, mortgage advisors, surveyors and removal companies if required. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we may receive a referral fee of between £30—£100 from them for recommending you to them. These particulars are issued in good faith and do not constitute representations of fact or form part of any contract of offer. We cannot confirm that services are connected. Appliances have not been tested. Neither Plymouth Homes Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Any floor plans are representation floor plans for visual purposes only. Please note that the size and position of objects such as doors and windows have not been measured and are not to scale. Plymouth Homes can not be held responsible for inferences that may be drawn from these.

PLYMOUTH HOMES

ESTATE AGENTS



5 Beaufort House, Mariners Court, Lower Street, Plymouth, PL4 0BS

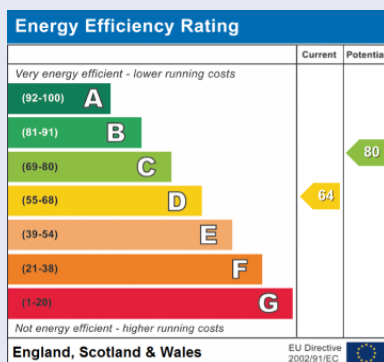
We feel you may buy this property because...

‘Of the lovely position and beautifully presented and spacious accommodation on offer.’

£400,000

WATERFRONT VIEWS
BEAUTIFULLY PRESENTED
PARTICULARLY SPACIOUS
TWO DOUBLE BEDROOMS
PRIVATE BALCONY
SECURE PARKING
LIFT SERVICE

www.plymouthhomes.co.uk



Number of Bedrooms
Two Double Bedrooms

Property Construction
Traditional Construction

Heating System
Electric Heating

Water Meter
Included in Annual Service Charge

Parking
Secure Allocated Parking

Outside Space
Private Balcony

Council Tax Band
E

Council Tax Cost 2026/2027
Full Cost: £2,984.48
Single Person: £2,238.36

Stamp Duty Liability
First Time Buyer: £5,000
Main Residence: £10,000
Home or Investment
Property: £30,000

Please be aware that there is a 2% surcharge (of the purchase price) on the above rates for non-UK residents.

Introducing...

This stunning second floor apartment lies within the heart of Plymouths Barbican, close to the city centre, and enjoys beautiful front views across the waterfront and marina. Internally the flat boasts well-proportioned accommodation offering an entrance hall, a lovely living room incorporating the lounge and dining areas and enjoying the beautiful views, while also accessing the private balcony, there’s a lovely modern fitted kitchen with a full range of integrated appliances, a particularly large main bedroom accessing a modern en-suite, a second double bedroom and a modern main shower room. Further benefits include double glazing, electric heating, and externally there is a secure, gated parking area with an allocated space. Offered for sale with no onward chain, Plymouth Homes advise an early viewing to fully appreciate the position and the presentation within this well-presented home.

The Accommodation Comprises...

GROUND FLOOR

ENTRANCE

‘Beaufort House’ is approached via a communal entrance vestibule with resident’s mailbox and secure door into the communal hallway with stairs and lift service to the second floor and private door into apartment 5 opening into the entrance hall. From the second floor landing there is a resident’s rubbish chute.

SECOND FLOOR

ENTRANCE HALL

With built in storage cupboard, wall mounted electric heater, video entry phone and coving to ceiling.

LIVING ROOM

5.84m (19'2") x 4.26m (14')

A beautiful reception space incorporating the lounge and dining areas, with double glazed patio door and side windows to the rear enjoying the panoramic views across the waterfront and also accessing the balcony, two wall mounted electric heaters, recessed ceiling spotlights.

BALCONY

5.84m (19'2") x 1.57m (5'2")

With tiled flooring, lighting and glass balustrade, all enjoying the beautiful views.



KITCHEN

4.31m (14'2") x 2.09m (6'10")

Fitted with a matching range of modern base and eye level units with worktop space above, 1 ½ bowl sink unit with single drainer and mixer tap, tiled splashbacks, under-unit lighting, a range of integrated appliances to include three electric ovens, (one a combination oven/microwave, another an oven/grill and the third a standard oven), a five ring induction hob with stainless steel cooker hood above, fridge, freezer, washing machine (negotiable) and dishwasher, double glazed window to the side, airing cupboard housing the hot water cylinder, tiled flooring, recessed ceiling spotlights, wall mounted heated towel rail, extractor fan, open plan into the living room.

BEDROOM 1

5.41m (17'9") x 3.67m (12')

A large double bedroom with two double glazed windows to the front, two wall mounted electric heaters, coving to ceiling, door into the en-suite.

EN-SUITE

2.40m (7'10") x 1.96m (6'5")

Fitted with a modern three-piece white suite comprising vanity wash hand basin with cupboard storage below, double width shower enclosure with fitted rainfall shower above and separate hand shower attachment, shower screen, low-level WC, tiled surround, electric heater/towel rail, extractor fan, wall mounted mirror, tiled flooring.



BEDROOM 2

3.70m (12'2") x 2.70m (8'10")

A good sized second double bedroom with double glazed window to the front, electric radiator, coving to ceiling.

SHOWER ROOM

1.96m (6'5") x 1.81m (5'11")

Fitted with a modern three-piece suite comprising double width shower enclosure with fitted shower above, shower screen, vanity wash hand basin with cupboard storage below, low-level WC, electric heater/towel rail, extractor fan, wall mounted mirror with inset lighting, tiled surround, tiled flooring.

OUTSIDE:

PARKING

The property benefits from a secure, gated and numbered parking space.

LEASEHOLD

The term of the lease for this property is 210 years from 1991. This information was gathered from the information held by the Land Registry. We have been advised by the seller that the ground rent is £112 per annum. We have also been verbally informed by the seller, at the time of listing the property, that their maintenance payments/service charge is approximately £2740 per annum. This will be verified by the purchasers legal advisor during the conveyancing process.

We recommend that potential purchasers inform their mortgage company.

