



## 9 The Quarterdeck Strand Street

Stonehouse, Plymouth, PL1 3RL

£325,000



Superbly located first floor apartment located within this secure development of apartments with lovely views across Stonehouse Creek, Mayflower Marina & the Tamar River. The accommodation briefly comprises an entrance hall, open-plan living room & kitchen, 3 bedrooms, bathroom & ensuite shower room. Electric storage heating & sealed unit double-glazing. One allocated parking space & visitor parking.



## THE QUARTERDECK, STRAND STREET, PL1 3RL

### ACCOMMODATION

Front door opening into the hall.

### ENTRANCE HALL

Providing access to the accommodation. Recessed cupboard housing the hot water cylinder. Storage heater.

### OPEN-PLAN LIVING ROOM & KITCHEN 22'1 x 14'7 at widest point (6.73m x 4.45m at widest point)

A generous open-plan room providing ample space for seating and dining. The room is dual aspect with windows to the front and rear elevations. The windows from the rear provide lovely water views. The kitchen area is fitted with a range of matching cabinets with work surfaces and tiled splash-backs. Built-in oven and hob with a cooker hood above. Inset sink unit. Washing machine. Dishwasher. Built-in integral fridge-freezer.

### BEDROOM ONE 21'11" x 9'4" max dimensions (6.7m x 2.87m max dimensions)

Window to the rear elevation. Area with built-in wardrobe with hanging rail and shelf. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 5'11 x 5'4 (1.80m x 1.63m)

Comprising an enclosed shower with curved glass doors, wc and pedestal basin. Tiled walls. Tiled floor.

### BEDROOM TWO 11'3 x 10'3 (3.43m x 3.12m)

Built-in wardrobes and cupboards. Further recessed cupboard. Window to the rear elevation.

### BEDROOM THREE 9'1 x 7'2 (2.77m x 2.18m)

Wall-mounted shelving. Built-in cupboards. Window to the side elevation.

### BATHROOM 6'11 x 5'1 (2.11m x 1.55m)

Comprising a bath with a mixer tap shower over, wall-mounted corner basin and wc with a push-button flush. Wall-mounted cabinet. Tiled walls.

### OUTSIDE

The property has one allocated parking space within the secure gated car park and 2 private storage cupboards.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

### AGENT'S NOTE

The property is leasehold with 964 years remaining on a 999 year lease. The ground rent is £60 per annum and the service charge is £1920 per annum.

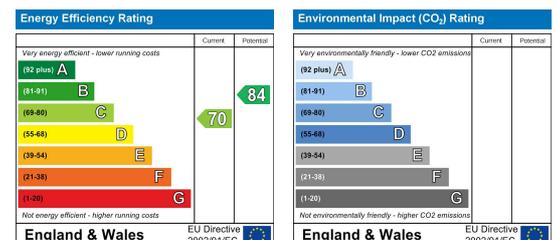
## Area Map



## Floor Plans



## Energy Efficiency Graph



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