



Aqua House, Kingdom Street, Plymouth

Offers over £165,000



Key Features

- Desirable waterfront location
- Fourth-floor apartment with lift access
- Spacious double bedroom with fitted wardrobe
- Private balcony
- Allocated parking
- Secure video entry system
- EPC rating B
- Council tax band B
- Leasehold





Situated within Plymouth's sought-after waterfront quarter, this beautifully presented apartment forms part of the desirable Aqua House, offering contemporary living in one of the city's most sought-after locations.

Located on the fourth floor, this stylish open-plan accommodation benefits from modern finishes throughout, allocated parking, and a wonderful waterfront setting, this superb property is ideally suited to first-time buyers, professionals, couples, and investors seeking a low-maintenance home close to Plymouth's many amenities and attractions.

The building itself benefits from a secure video entry system, lift access to all floors, communal bike and bin storage, and a well-maintained entrance foyer housing individual post boxes, creating an attractive, welcoming and secure environment.

Upon entering the apartment, the hallway provides access to all rooms within the property. A useful storage cupboard houses plumbing and space for a washing machine, offering practical utility storage while maximising the living areas. The fuse board is also located here.

The generous double bedroom provides a comfortable and relaxing space, with a large UPVC window allowing plenty of natural light to flow through. A built-in wardrobe extending across one wall offers excellent storage, while soft carpeting adds to the room's welcoming feel.

The modern bathroom is finished to a high standard and comprises a bath with shower overhead, hand basin, and W/C. Stylish spotlighting, partially tiled walls, and a chrome heated towel rail enhance the modern feel, while a large wall-mounted mirror, practical shelving, and storage alcoves provide both functionality and a sense of space.

The heart of the apartment is the open-plan kitchen, living/dining area, perfectly designed for modern lifestyles. The stylish fitted kitchen features a range of contemporary wall and base units, quality worktops, an integrated oven, hob, dishwasher, fridge, and freezer, creating a clean and streamlined finish. The space flows effortlessly into the lounge area, providing an ideal setting for both entertaining and everyday living.

UPVC patio door allows natural light to fill the room and provide access to a private balcony. Complete with contemporary glass balustrades and space for outdoor seating, this delightful outdoor area offers the perfect place to enjoy a morning coffee or unwind after work.

Further benefits include an allocated parking space and an efficient communal gas-fired heating and hot water system, with hot water supplied directly to the apartment via an individual meter.





Aqua House enjoys a quiet yet exceptionally convenient location within Plymouth's desirable PL1 postcode. The stunning waterfront of West Hoe is just a stone's throw away, while the historic Barbican, Sutton Harbour, Royal William Yard, and Plymouth City Centre are all within easy distance. Residents can enjoy an excellent range of restaurants, bars, cafes, shopping facilities, leisure amenities, and scenic walks right on their doorstep.

EPC Rating: B

Council tax: B

Lease details:

Tenure: Leasehold

Lease expiry: December 2256 (250 years from 22 December 2006)

Ground rent: £150 pa (paid quarterly)

Block service charge: £1,888pa (paid quarterly)

Estate maintenance charge: £225pa (paid quarterly)

Disclaimer

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If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

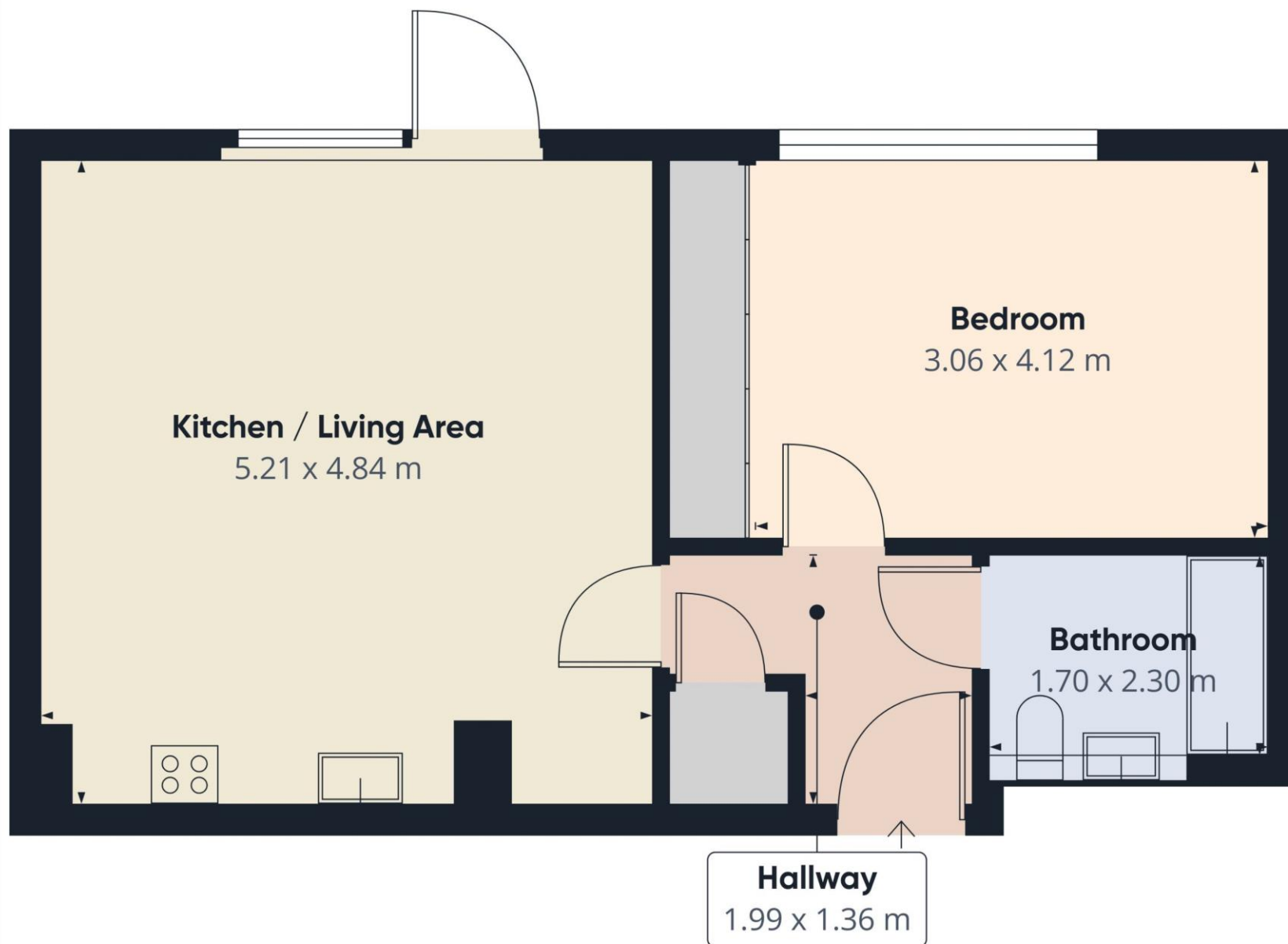
Anti-money laundering regulations

In line with Anti-Money Laundering regulations, all prospective purchasers will be required to provide valid identification and proof of funds at the point a sale is agreed.

Please note that a fee of £50 per applicant is payable for the verification of identification.







Approximate total area⁽¹⁾
48.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		