Flat 58 Aqua House, Kingdom Street, West Hoe, Plymouth, PL1 3GJ

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WATERSIDE

Guide Price £240,000

A well-presented and contemporary two-bedroom apartment, ideally positioned on the Third floor and enjoying attractive water views across Millbay . The property benefits from a pedestrian entrance as well as convenient access from the car park, leading into a communal lobby with lift and stairs providing access to the second floor.

The apartment entrance opens into a welcoming hallway with attractive engineered oak flooring and a useful utility cupboard housing the washer/dryer. The hallway leads into the impressive open-plan living, dining and kitchen area, where the engineered oak flooring continues throughout. A French door opens directly onto the private balcony, providing a wonderful outlook across Millbay and creating an ideal space for relaxing or entertaining.

The contemporary fitted kitchen is positioned to the right of the entrance and has a range of base units and matching wall cupboards. Integrated appliances include an induction hob, single fan oven, fridge/freezer and dishwasher. A door from the living area leads through to an inner lobby, providing access to the bedrooms and bathroom.

The main bedroom is a generous double bedroom with fitted wardrobes and a door leading to the en-suite shower room. The en-suite is fitted with a modern white suite comprising a floor-mounted WC with concealed cistern and soft-close seat, wash hand basin with mixer tap, and a walk-in shower, complemented by a glass screen and full-height Porcelanosa tiling to the shower enclosure. Further features include an oak-coloured vanity unit with inset mirror and shelving, shaver socket and chrome heated towel rail. The second bedroom is also a well-proportioned double bedroom. The main bathroom features tiled flooring and contemporary Porcelanosa sanitaryware, comprising a floor-mounted WC with dual-flush plate, concealed cistern and soft-close seat, wash hand basin with mixer tap, panelled bath with shower over and glass shower screen, together with full-height wall tiling. An oak-coloured laminate vanity unit with inset mirror and shelving provides additional storage, alongside a shaver socket and chrome-finish electric heated towel rail.

Overall, this stylish apartment offers well-designed contemporary accommodation, excellent integrated facilities and the particular benefit of a balcony with attractive water views across Millbay and allocated parking.

We understand the apartment is held on Lease with 230 years remaining and subject to a service charge of approximately £2,100 per year and an annual ground rent of £250, but this is subject to periodic review. 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

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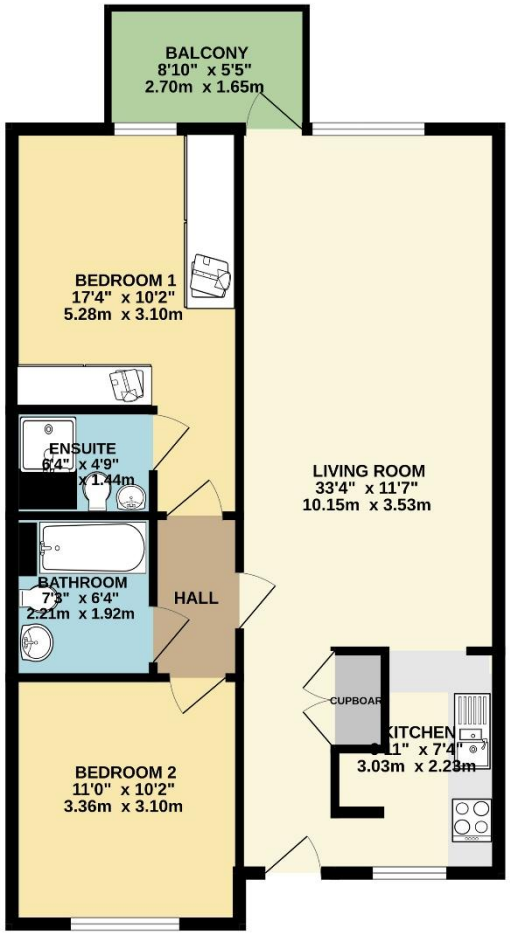

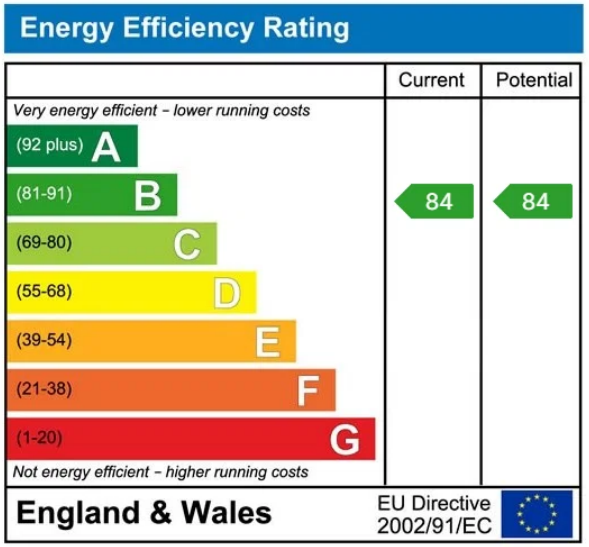

TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.

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