

Flat 36, Discovery Wharf, 15, North Quay, Sutton Harbour, Plymouth, PL4 0RB

LANG TOWN & COUNTRY
WATERSIDE

# Price £280,000

Lang Town and Country are delighted to present to the market this spacious, 3rd floor apartment in the desirable location of Discovery Wharf, Sutton Harbour.

Discovery Wharf is arguably one of Plymouth's landmark developments and offers a unique setting in Sutton Harbour with stunning far reaching south facing water views across Sutton Harbour Marina, and towards The Hoe, The Barbican, Mount Batten, Jennycliff and Plymouth Sound.

This 3rd floor apartment comprises of an open plan reception with enclosed and spacious balcony, master bedroom with en-suite bathroom, guest bedroom, bathroom, utility room, cupboard and gated allocated parking.

The development remains the only building in the city to offer a host of wonderful resident's facilities which include residents' receptions, swimming pool, sauna, gym and garden. The apartment is located on level 3, with lift and stair access to all floors from the car park.

The main accommodation comprises; an entrance door that leads into the inner hall with doors off to all rooms. The impressive open plan reception provides delightful areas to enjoy the wonderful views into the marina with floor to ceiling glazed windows opening onto an enclosed balcony. The kitchen has a range of base and wall mounted units housing integrated appliances including fridge, freezer, dishwasher, oven and grill, sink with drainer unit, gas hob and ample work surface space.

To the rear of the apartment there are two double bedrooms where the master bedroom benefits from double doors with a Juliet balcony and built in wardrobe. There is also a fully tiled bathroom complete with shower over the bath, wash hand basin and WC. The family bathroom features a bath with shower over, wash hand basin and WC. part tiled walls, tiled floor and a wall mounted mirrored cabinet.

There is a utility room offering ample space for additional storage and space for under counter washing machine and tumble dryer. There is a stainless-steel sink, inset into work surface providing counter space with cupboards over. There is also a further cupboard/storage area.

Allocated parking is available for one vehicle in the gated car park with security entry system and 24 hours CCTV.

Leasehold information: We understand the apartment is held on a lease with approximately 973 years remaining and is subject to an annual service charge of which the figures are currently awaited.

**Lease Information** - We understand the apartment is held on Lease with 937 .years remaining and subject to a service charge of approximately TBC per year from but this is subject to periodic review and an annual ground rent of approximately TBC The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.











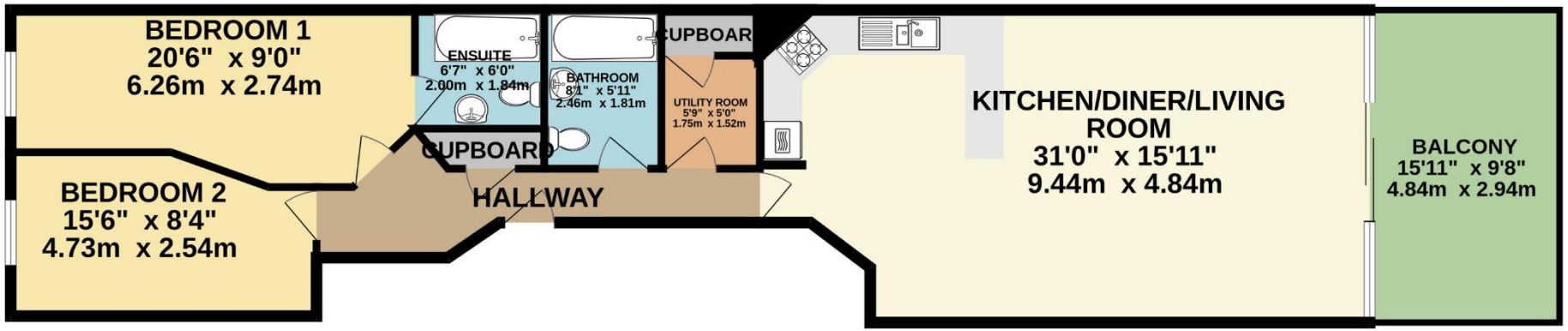








# THIRD FLOOR
## 961 sq.ft. (89.2 sq.m.) approx.




TOTAL FLOOR AREA : 961 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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