

H Halford & Homes

4th Floor • Salt Quay House • Sutton Harbour • Plymouth • PL4 0BN

T. 01752 418104 • E. hello@halfordandhomes.co.uk

www.halfordandhomes.co.uk



Penrose House, Lockyers Quay, East End Harbour, PL4 0DX

- **Stunning third floor apartment**
- **Modern fitted kitchen**
- **Dual aspect lounge**
- **Two double bedrooms**
- **EPC Grade C**
- **Bathroom**



HALFORD AND HOMES 01752 418104

GUIDE PRICE £150,000

On the doorstep of the South West Coastal Path and in very close proximity to the Historical Barbican and Hoe is this modern two double bedroom third floor apartment.

The property has a completed EWS1 form and also has the advantage of allocated parking. We highly recommend an internal viewing to appreciate the accommodation available.

Access to the property is via the communal areas with an entry phone system and stairs or lift providing access to the third floor.

The accommodation briefly comprises of entrance hallway, kitchen/breakfast room - opening into a spacious lounge with dual aspect and far reaching views over the chimney pots towards Jennycliff & Staddon Heights, two double bedrooms, modern fitted bathroom and storage spaces.

Other benefits include double glazing, gas fired central heating, modern fixtures, neutral decor and no onward chain.

Penrose House is located to the East side of Sutton Harbour, the location has a variety of benefits with the national marine aquarium on the door step with a foot path bridge providing access to The Historical Barbican. A walk to Drake Circus and Plymouth University is between 5 - 10 minutes. Whilst also location on the doorstep is a variety of restaurants and Vue cinema.

We highly recommend an internal viewing to appreciate the size and standard of accommodation available. Please call us to arrange a viewing.



ACCOMMODATION

Communal Entrance

Lift Access

Entrance Hallway

Lounge 15' 0" (at maximum) x 12' 2" (4.57m x 3.71m)

Kitchen/Breakfast Room 11' 6" x 10' 2" (3.50m x 3.10m)

Bedroom One 16' 1" x 10' 2" (4.90m x 3.10m)

Bedroom Two 12' 8" x 9' 2" (3.86m x 2.79m)

Bathroom



Energy performance certificate (EPC)

Flat 31 2, Lockyers Quay PLYMOUTH PL4 0DX	Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">C</div>	Valid until: 20 March 2026 Certificate number: 9538-8013-7227-4836-4920
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Property type	Mid-floor flat
Total floor area	51 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



DISCLAIMER NOTICES The Agent has not tested any equipment, fixtures or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. The sale particulars may change in time and any interested party should inspect the property prior to exchange of contracts. These details/floorplans are prepared as a general guide only and should not be relied upon as a basis to enter in a legal contract, or to commit expenditure.

GROUND FLOOR

