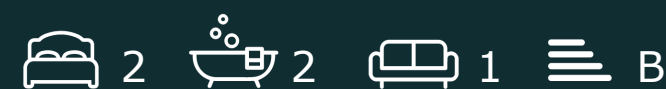


DC  
LANE

SELL • LET • MANAGE

2 Trinity Street, Plymouth, PL1 3GG

£320,000 Leasehold







# 2 Trinity Street

Plymouth, PL1 3GG

- Waterside Modern Apartment
- Millbay Coastal Quarter Location
- Beautifully Presented
- Lift Within Building
- No Onward Chain
- South Facing Balcony With Views
- Two Double Bedrooms
- Open Plan Living
- Allocated Parking
- Council Tax Band D

DC Lane are delighted to present this exceptional South-West facing apartment, enviably positioned within Quadrant Quay, West Hoe a purpose built waterside development set directly on the waterfront in Millbay, Plymouth's prestigious Coastal Quarter.

This sought after location perfectly balances vibrant city living with the calm of a maritime lifestyle. The apartment enjoys immediate proximity to King Point Marina, Plymouth's historic Hoe and the ever popular Royal William Yard, renowned for its eclectic mix of restaurants, cafés and bars, all while being just a short stroll from the city centre.

A secure entry system leads into an elegant communal hallway with lift and stair access. Situated on the fourth floor, the apartment opens into a welcoming entrance hallway featuring attractive wood flooring, an entry phone system and a discreet double utility cupboard housing the washing machine. At the heart of the home lies a stunning open plan living, dining and kitchen space, a room designed to showcase its remarkable outlook. Floor to ceiling glazing draws you seamlessly towards the balcony that commands truly breath taking panoramic views across Plymouth Sound, Drake's Island and onward to Mount Edgcumbe. This exceptional outdoor space offers the perfect vantage point to enjoy morning coffee, sunset drinks or evening entertaining, with ever changing seascapes providing a spectacular backdrop throughout the day and night. The dual aspect living area incorporates a contemporary, well appointed kitchen fitted with an abundance of sleek cabinetry and integrated appliances, ensuring both style and practicality. The principal bedroom with built in wardrobes is complemented by a luxurious en suite shower room. A second generous double bedroom is served by a stylish family bathroom.

The apartment further benefits from an allocated parking space and is offered with no onward chain, presenting an exceptional opportunity to acquire a truly outstanding waterside residence.

£320,000



## Fourth Floor

Kitchen/Lounge/Diner	14'9" x 17'8" (4.50 x 5.41)
Master Bedroom	8'7" x 11'9" (2.63 x 3.60)
En Suite	3'7" x 8'6" (1.11 x 2.60)
Bedroom Two	10'3" x 11'2" (3.13 x 3.41)
Bathroom	6'8" x 5'2" (2.05 x 1.58)
Utility Cupboard	4'6" x 4'11" (1.39 x 1.50)
Balcony	4'11" x 10'0" (1.52 x 3.07)





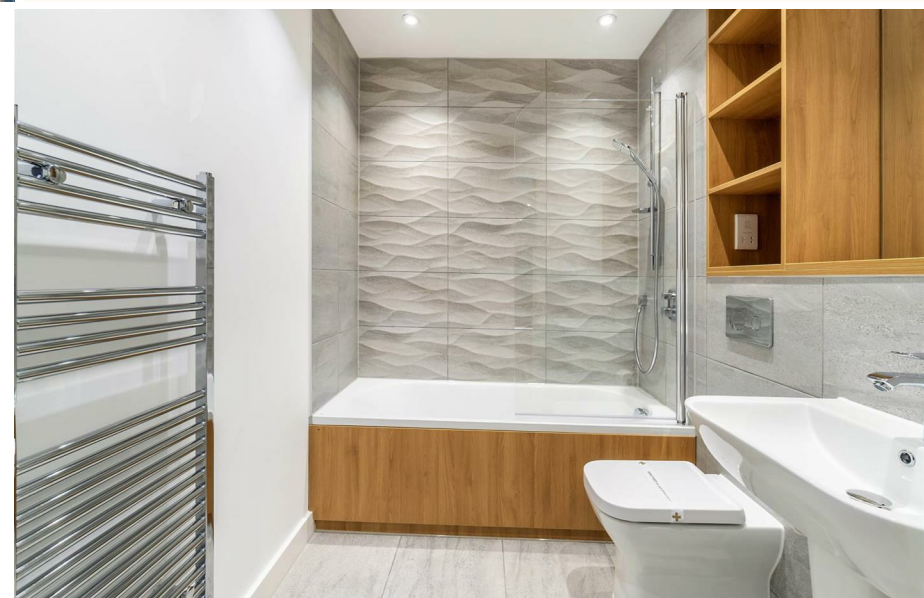


## Directions

Head South along Mutley Plain following B3250 for 0.3 mi to N Rd East Turn right onto N Rd E and continue for 0.4 mi to roundabout. Take 2nd exit and continue on Western Approach/A374 to Millbay Rd/B3240 for 0.7 mi. Continue on Millbay Rd. and take Soap St turning into to Trinity St, the block can be found on the right.

**Council Tax Band: D**

## Scan for Material Information

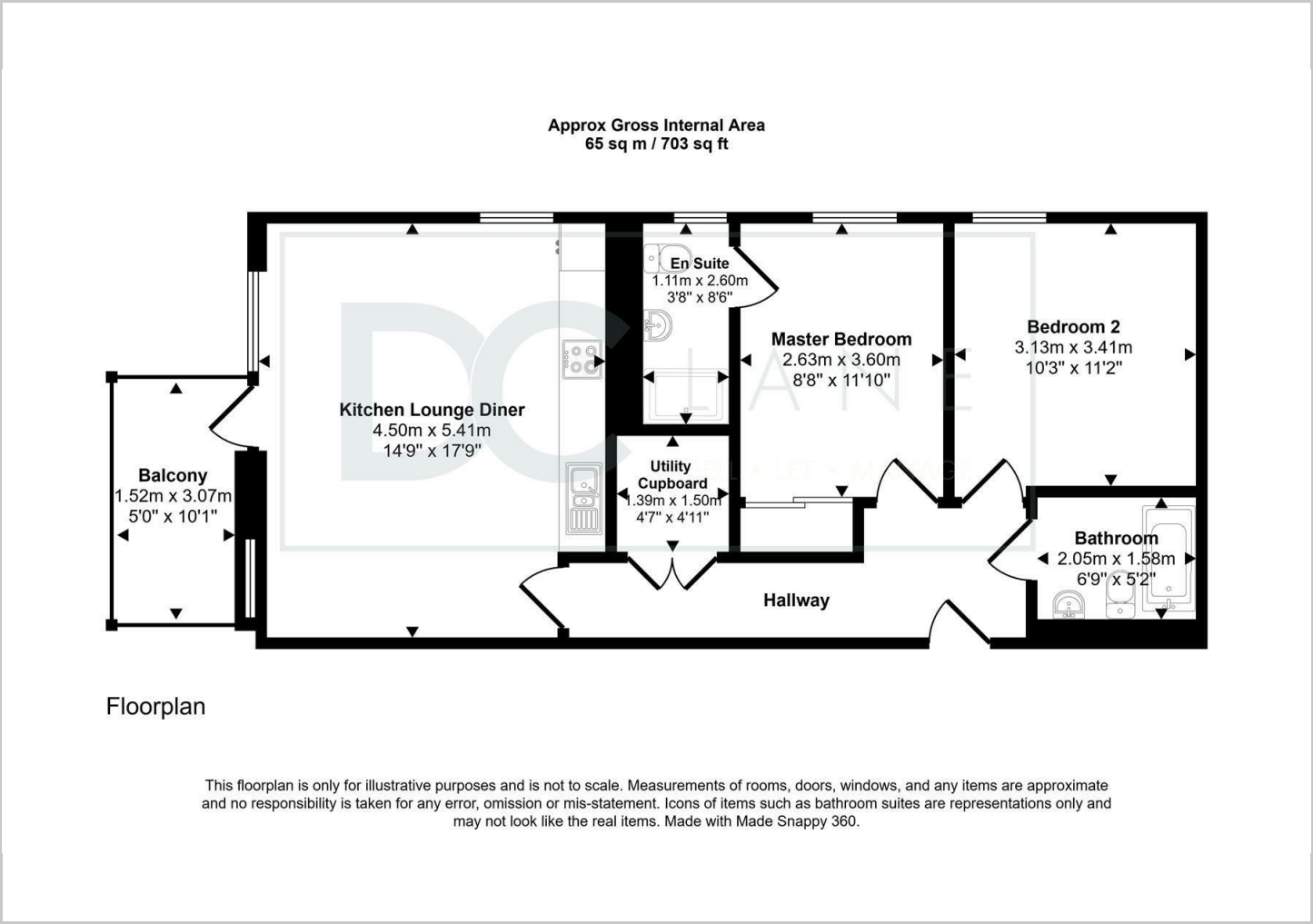








Floor Plans



Viewing

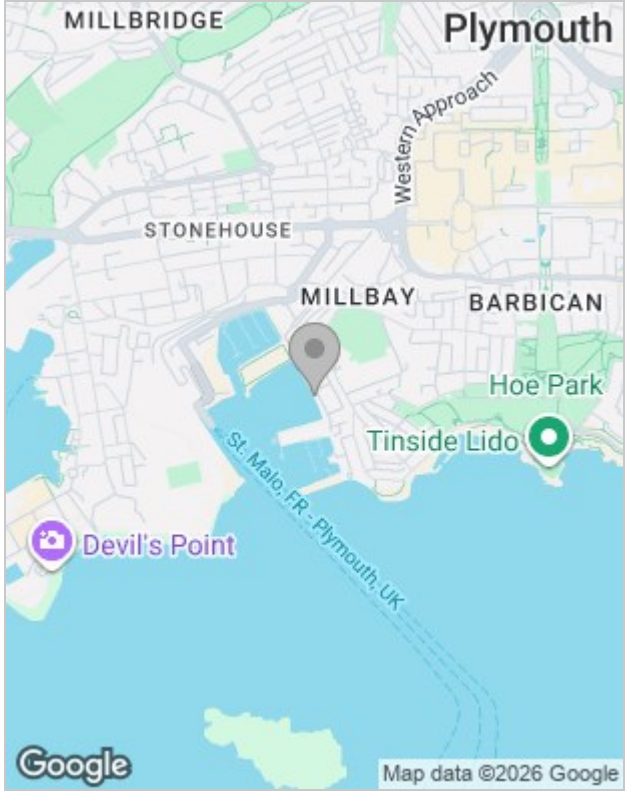
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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Location Map



Energy Performance Graph

