



**DC**  
LANE

SELL • LET • MANAGE

26 Harbourside Court Hawkers Avenue, Plymouth, PL4  
£250,000

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# 26 Harbourside Court Hawkers Avenue

Plymouth, PL4 0QT

- Harbourside Location
- Lift Within Building
- Generous Accommodation
- No Onward Chain
- Top Floor Apartment
- Juliette Balcony with Harbour Views
- Open Plan Living
- Three Double Bedrooms
- Recently Completely Renovated
- Undercover Secure Parking

BEAT THE STAMP DUTY DEADLINE WITH PRIORITY PACK AVAILABLE ON THIS PROPERTY

DC Lane are delighted to present this generously proportioned apartment in 'Harbourside Court' an impressive purpose built waterside development situated a stones throw from Sutton Harbour; a perfect place to visit, live, work, dine, shop, attend events or simply relax by the water. The harbour has a vibrant waterfront boasting an outstanding selection of luxury waterside properties, modern offices of professional firms, a diverse range of restaurants, cafes, bars and shops and even an awarding winning marina.

This top floor apartment exudes modern living and has undergone a complete programme of refurbishment. New kitchen, new bathroom, new en suite, new central heating system, new flooring and completely decorated throughout really has created the WOW factor! Security entry doors lead into the well presented communal entrance hallway with lift access and stairs leading to the fifth floor. The apartment front door opens into a spacious entrance hall with two storage cupboards and entry phone system. The bright open plan living room has floor to ceiling windows allowing plenty of natural daylight to flood through and patio doors open onto a Juliette balcony where delightful views of the harbour can be enjoyed. The modern fully fitted kitchen with ample base and wall units includes integrated fridge/freezer, washing machine and dishwasher. A generous master bedroom features an en-suite with double shower enclosure and a further two genuine double bedrooms provide guest rooms or ideal home office space. A modern family bathroom complete the spacious accommodation this superb apartment has to offer.

Externally the property has a secure remote controlled gated entrance leading to an undercover allocated parking space, the secure gateway offers pedestrian access to the famous harbour, where the city meets the sea





## Fifth Floor

### Open Plan Living/Kitchen

12'10" x 27'3" (3.92 x 8.32)

Master Bedroom 9'9" x 16'4" (2.98 x 5.00)

En-Suite 6'4" x 6'3" (1.94 x 1.92)

Bedroom 10'2" x 12'10" (3.12 x 3.92)

Bedroom 13'6" x 8'8" (4.14 x 2.66)

Bathroom 5'10" x 6'3" (1.80 x 1.92)

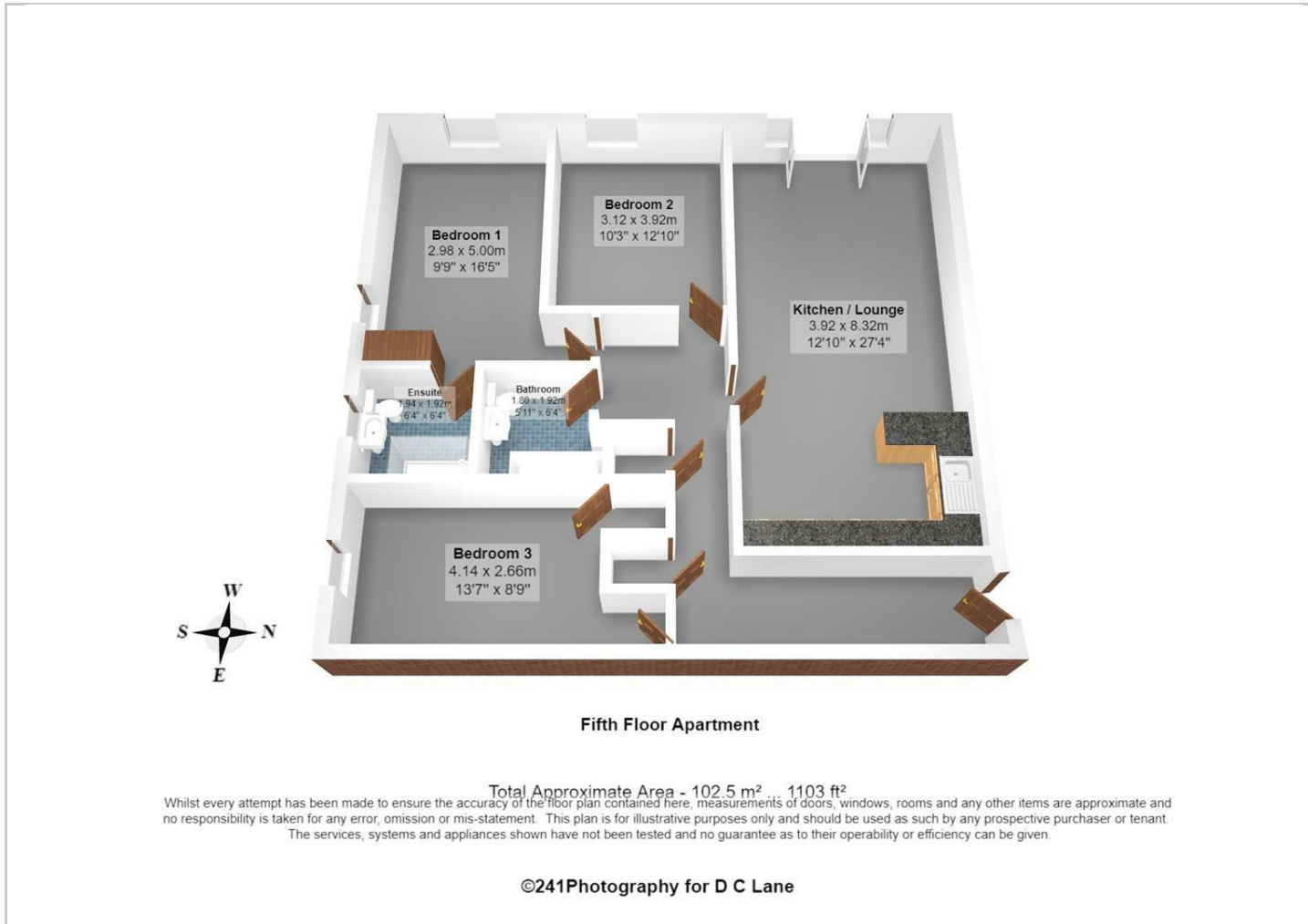
## Directions

From the DC Lane office head south on Mutley Plain and down North Hill for 0.2 mi. Bear left on to Charles Street and at roundabout, take 4th exit on to Exeter Street and at next roundabout, take 1st exit bearing left on Bretonside. Go across the roundabout and turn right onto Hawkers Avenue and the building is positioned on the right in front of Sutton Harbour.





## Floor Plans

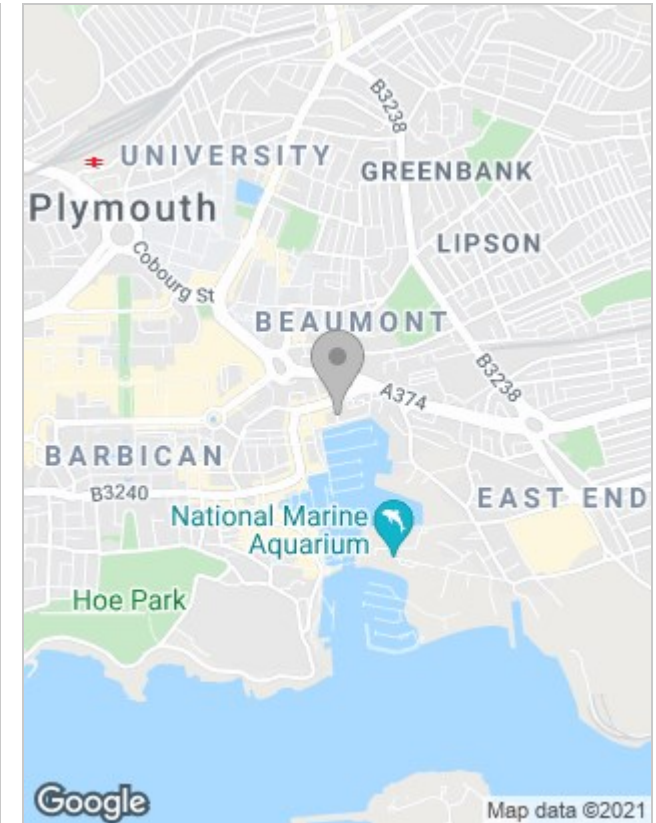


## Viewing

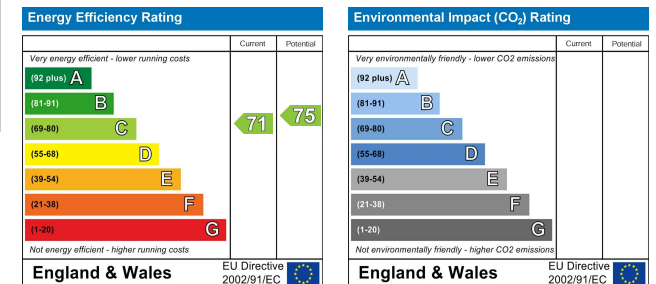
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Location Map



## Energy Performance Graph



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