



Flat 19 Dolphin House Sutton Wharf

, Plymouth, PL4 0BL

£950 Per Calendar Month



Available from October 2024 is this lovely 4th floor one-bedroom apartment located in the Barbican area of Plymouth, convenient for all the local amenities. The accommodation briefly comprises an open-plan kitchen/living area with a full range of appliances, one double bedroom and a modern bathroom. The property benefits from double-glazing & electric heating.



DOLPHIN HOUSE, SUTTON WHARF, PLYMOUTH, PL4 0BL

ACCOMMODATION

Access to the property is gained via the communal address door. Stairs and lift leading to the 4th floor. Solid entrance door leading into the entrance hall.

ENTRANCE HALL

Entry phone system. Cupboard concealing the consumer unit. Built-in storage cupboard with shelving and housing the hot water tank. Laminate floor. Doors providing access to the accommodation.

OPEN-PLAN KITCHEN/LIVING AREA 29'10" overall length x 13'10" (9.11 overall length x 4.24)

Within the kitchen area there is a series of eye-level and base units with work surfaces. Built-in breakfast bar. Inset one-&-a-half bowl single drainer sink unit with mixer tap. Free-standing electric cooker. Integrated dishwasher. Washing machine. Free-standing fridge-freezer. Within the living/dining area there is an electric heater, shelving unit, double-glazed window to the rear elevation and double doors opening to the Juliette balcony to the side elevation with lovely open views over the local rooftops towards The Hoe and back towards Plymouth city centre. Laminate floor.

BEDROOM 12'7" x 8'5" (3.85 x 2.58)

Recessed storage area. Air conditioning unit.

BATHROOM 8'9" x 5'1" (2.68 x 1.57)

White modern suite comprising a panel bath with tiled area surround, shower unit with spray attachment and shower screen, sink unit with a vanity cupboard beneath and low level wc. Built-in extractor fan.

COUNCIL TAX

Plymouth City Council
Council tax band B

Rental holding deposit

The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

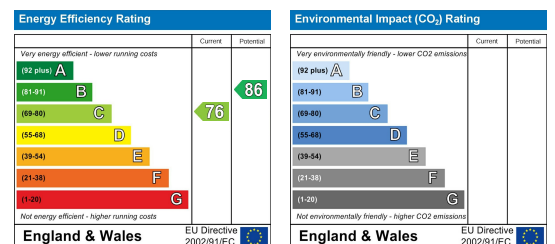
Area Map



Floor Plans



Energy Efficiency Graph



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