



## The Quarterdeck Strand Street

Stonehouse, Plymouth, PL1 3RL

Offers Over £275,000



Superb and rare opportunity to acquire this purpose-built top floor apartment enjoying an enviable position with a balcony providing open water and marina views. The apartment is situated within a gated development providing secure parking with easy access to all the local amenities. The accommodation briefly comprises a living room with kitchen together with 2 double bedrooms, family bathroom & master ensuite shower room. Electric storage heating. No onward chain.



## THE QUARTERDECK, PLYMOUTH, PL1 3RL

### ACCOMMODATION

Front door opening into the hall.

### ENTRANCE HALL

Providing access to the accommodation. Over-head shelving. Recessed cupboard with shelving. Recessed cupboard housing the hot water cylinder. Storage heater. Consumer unit.

### LIVING ROOM 16'4 x 11'3 (4.98m x 3.43m)

A generous reception room with a storage heater. Glazed French doors with windows either side providing access onto a glazed balcony which provides fantastic water views. Archway leading to the kitchen.

### KITCHEN 8'9 x 8'4 (2.67m x 2.54m)

Fitted with a range of modern cabinets with white gloss fascias, matching work surfaces and glass splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Separate induction hob with a splash-back and a stainless-steel cooker hood. Microwave. Integral washer-dryer. Shelving. Laminate flooring. Skylight style window.

### BEDROOM ONE 11'1 x 10'11 (3.38m x 3.33m)

Skylight style window with fantastic water and marina views towards the Cornish coastline. Recessed double wardrobe. Electric heater. Vanity basin with cabinet beneath. Doorway to the ensuite shower room.

### ENSUITE SHOWER ROOM 8' x 2'5 (2.44m x 0.74m)

Comprising an enclosed shower and wc. Electric fan heater. Fully-tiled walls.

### BEDROOM TWO 10'8 x 8'10 (3.25m x 2.69m)

Skylight style window. Electric heater.

### BATHROOM 8'9 x 5'6 (2.67m x 1.68m)

Comprising a bath, wc and a pedestal basin. Fan heater. Fully-tiled walls.

### OUTSIDE

Glazed balcony. Parking space. Communal patio and barbecue area with fabulous water views over the marina towards the Royal William Yard and Mount Edgcumbe.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

### AGENT'S NOTE

The property is leasehold with 162 years remaining on a 199 year lease. The ground rent is £30 per annum and the service charge is £1920 per annum.

Each flat owns 1 share of the freehold, from a total of 19 shares.

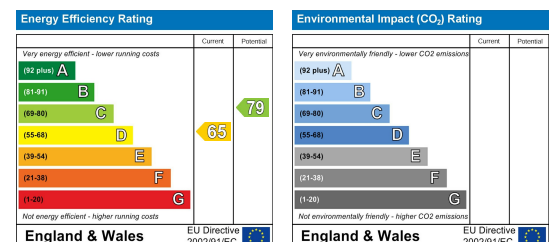
## Area Map



## Floor Plans



## Energy Efficiency Graph



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