



## Beaufort House, Lower Street

The Barbican, Plymouth, PL4 0BS

Offers Over £375,000



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## BEAUFORT HOUSE, LOWER STREET, PLYMOUTH, PL4 0BS

### LOCATION

The Sutton Harbour area of Plymouth is ideally located to enjoy all that Britain's Ocean City has to offer. Set in the historic heart of the city, Sutton Harbour is home to some of the oldest buildings in Plymouth & is steeped in history, from the Mayflower Steps at the entrance to the harbour to the C15th former monastery, now home to the Plymouth Gin Distillery. The area enjoys a superb variety of restaurants, cafés & bars along the waterfront which cater to a wide range of needs, from cocktails to fine dining & a host of independent shops & galleries. Just across the pedestrian footbridge, there is the Barbican Leisure Park with a Vue cinema, bowling alley & further restaurants, in addition to the National Marine Aquarium. The city's shopping centre is located just a short walk away at Drake Circus & the recently rejuvenated Barcode area boasts a cinema, adventure golf & popular chain restaurants.

### ACCOMMODATION

Entrance via the front door into the apartment which opens into the entrance hall.

### ENTRANCE HALL

**12'4" narrowing to 5'10" x 14'9" narrowing to 4'10" (3.76m narrowing to 1.78m x 4.52m narrowing to 1.48)**

Wall mounted security phone entry system. Wall

mounted night storage heater. Doors leading to the bedrooms, bathroom, twin storage cupboards, additional single storage cupboard, kitchen & twin doors open to the lounge/diner.

### LOUNGE/DINER

**19'1" x 13'10" (5.84m x 4.24m)**

A spacious light & airy south-facing room with stunning views over Sutton Harbour Marina & towards The Breakwater. Ample space for dining table, chairs & sofas. One night storage heater which has a booster on it. Sliding patio doors which run the full width of the apartment, which open onto a balcony. Opening into the kitchen.

### BALCONY

**19'1" x 4'3" (5.82m x 1.32m)**

Looking out onto Sutton Harbour Marina. Tiled floor. Providing a nice seated area. Vendors currently have the top section netted.

### KITCHEN

**13'2" x 6'9" (4.03m x 2.07m)**

Recently fitted by the vendors incorporating a twin oven, fridge freezer, space for a washing machine & integrated dishwasher. Square edge worktops have inset induction hob with glazed splash-back & inset sink unit with mixer tap. uPVC double-glazed window to the side. Herringbone style flooring. Door to additional large airing cupboard, which houses the hot water cylinder & storage below.

## BEDROOM ONE

18'0" x 11'11" maximum (5.5m x 3.65m maximum)

Fitted array of chest of drawers & wardrobes. Two uPVC double-glazed windows to the front. Door opens to the en-suite.

## EN-SUITE

7'8" x 6'4" (2.35m x 1.94m)

Acting as a wet room. Close coupled wc with hidden cistern, walk-in shower area, wash hand basin inset into vanity storage cupboards below with a roll edge work surface. Heated towel rail. Obscured uPVC double-glazed window to the side.

## BEDROOM TWO

11'10" x 10'8" (3.63m x 3.26m)

Array of fitted bedroom furniture & wardrobes. Overhead storage units. uPVC double-glazed window to the front.

## BATHROOM

6'5" x 5'7" (1.96 x 1.71m)

Matching suite of panelled bath with fitted shower over. Close coupled wc with hidden cistern & wash hand basin inset into vanity storage cupboards below. Tiled walls. Laminate flooring. Heated towel rail. Wall mounted heater. Extractor fan.

## GARAGE

19'11" x 8'4" (6.09m x 2.55m)

Up and over door. Light and power available.

## LEASE

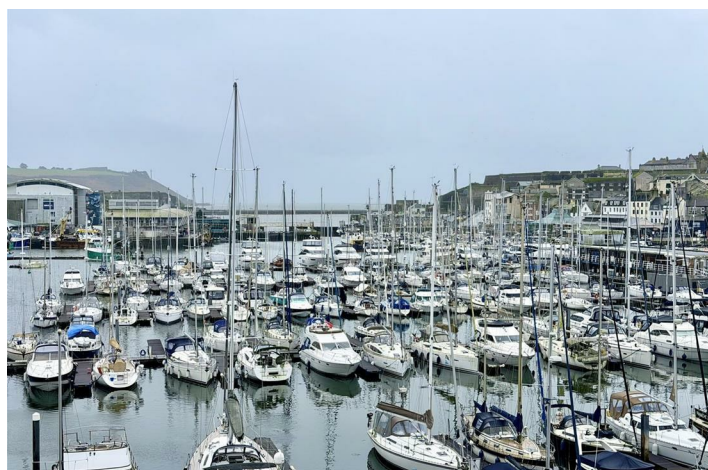
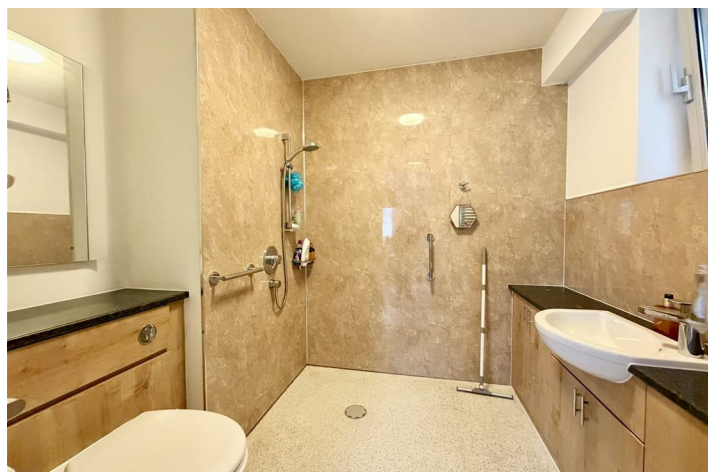
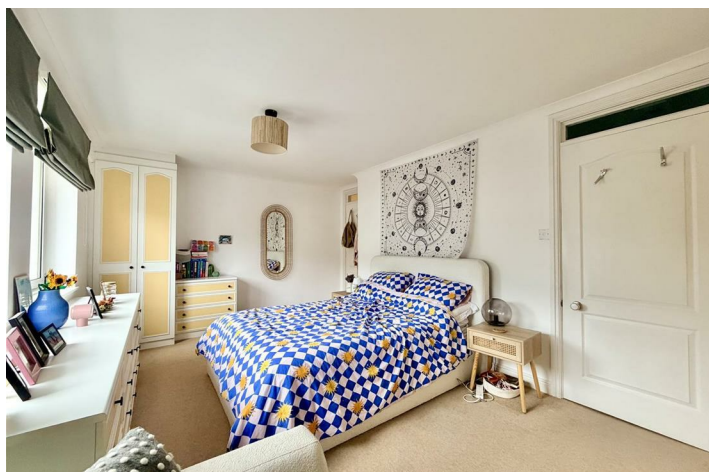
Leasehold. The lease had 210 years from 20/03/1989 with 173 years remaining. Annual service charge of £2,740.00 & annual ground rent of £112.50.

## COUNCIL TAX

Plymouth City Council  
Council Tax Band: E

## SERVICES PLYMOUTH

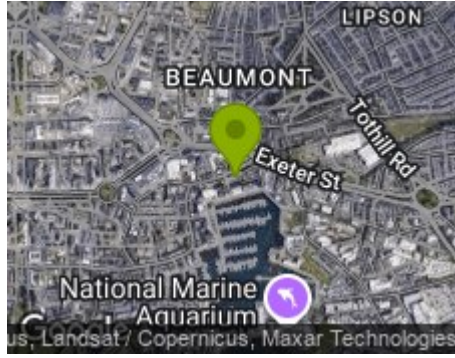
The property is connected to all the mains services: electricity, water and drainage.



## Road Map



## Hybrid Map

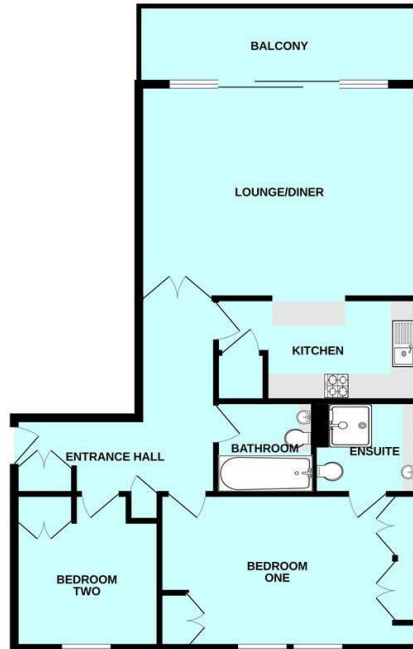


## Terrain Map



## Floor Plan

GROUND FLOOR

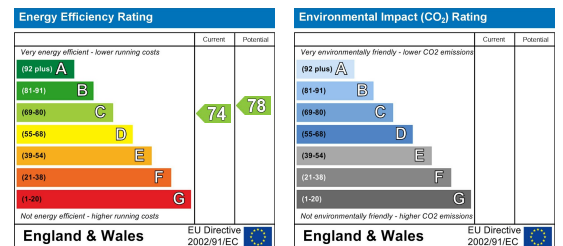


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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