WAINWRIGHT
ESTATE AGENTS

7 Ocean Court

Richmond Walk, Plymouth, PL1 4QA

Offers In The Region Of £595,000 4 2 1 D

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Entrance Porch

Storage space and coat hanging with door into hallway.

Wc

W.C comprising a low flush W.C and wash hand basin with storage under.

Open Plan Living Room

22'11" x 19'4" (7.0 x 5.9)

From the hallway you enter the most impressive living room with two sliding doors to a balcony with the most stunning views facing towards the famous Royal William Yard. The living room has a quality wood effect flooring and recently fitted luxury kitchen area.

Wall mounted electric heaters and ceiling light. Double patio doors lead onto the balcony with space for outside furniture which looks directly over the marina.

Kitchen Area

The kitchen area comprises contemporary work surfaces with inset sink with Quooker mixer tap giving instant boiling water (no kettle required), integrated dish washer and plenty of storage . There is an array of wall cupboards with integrated appliances and American style fridge freezer which will remain at the property and the bonus of an integrated wine cooler.

Their is a central kitchen island, with electric induction hob and extraction over, further storage for those pots and pans, additional drawers and ceiling spot lights. Perfect for entertaining and socialising with your guests.

Landing

The first floor landing has a storage cupboard and doors leading to all bedrooms, family bathroom, fitted carpet and ceiling light.

Bedroom 1

14'1" x 12'9" (4.3 x 3.9)

The spacious master bedroom with fitted wardrobe, sliding doors leading to the second balcony to enjoy your morning coffee over looking the marina and beyond

fitted carpet, ceiling light and electric heater.

En-Suite

The en-suite shower room comprises a shower cubicle, vanity unit and W.C. With stylish part tiled walls.

Bedroom 2

14'5" x 9'6" (4.4 x 2.9)

Bedroom two also has access to the impressive first floor balcony with the breath taking views and has a fitted wardrobe, fitted carpet, ceiling light and electric heater.

Bedroom 3

9'10" x 9'2" (3.0 x 2.8)

Bedroom three has a window to the rear and a built in wardrobe and an additional cupboard housing the boiler, fitted carpet, ceiling light and electric heater.

Bedroom 4

10'2" x 9'2" (3.1 x 2.8)

Bedroom four, also has a window to the rear and a fitted wardrobe, fitted carpet, ceiling light and electric heater

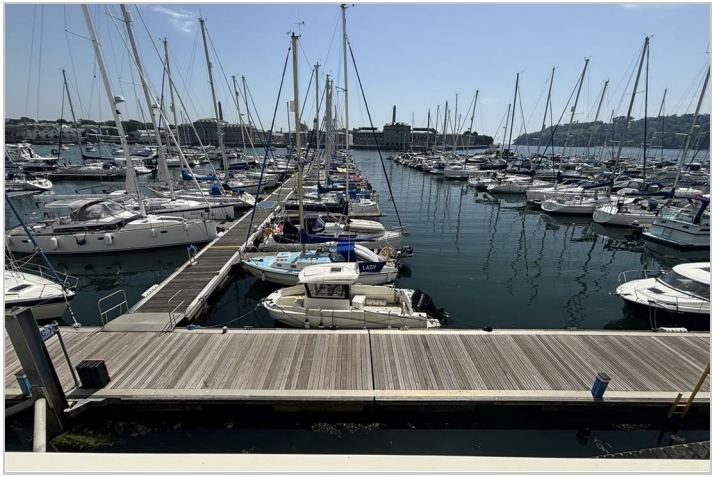
Tel: 01752 849689

Family Shower room

The main shower room again has been recently fitted with a shower cubicle, vanity unit with storage , W.C and contemporary tiling.

Additional Information

This duplex apartment, within this iconic Plymouth landmark 1970's build development is positioned immediately on the water's edge within a secure gated community. In fact, such is the apartment's immediacy to the Tamar Estuary, If you like a spot of fishing you can easily hang your rod over the ground floor balcony to catch you breakfast or evening meal. This duplex is an incredibly rare opportunity for somebody to acquire their very own waterside apartment.

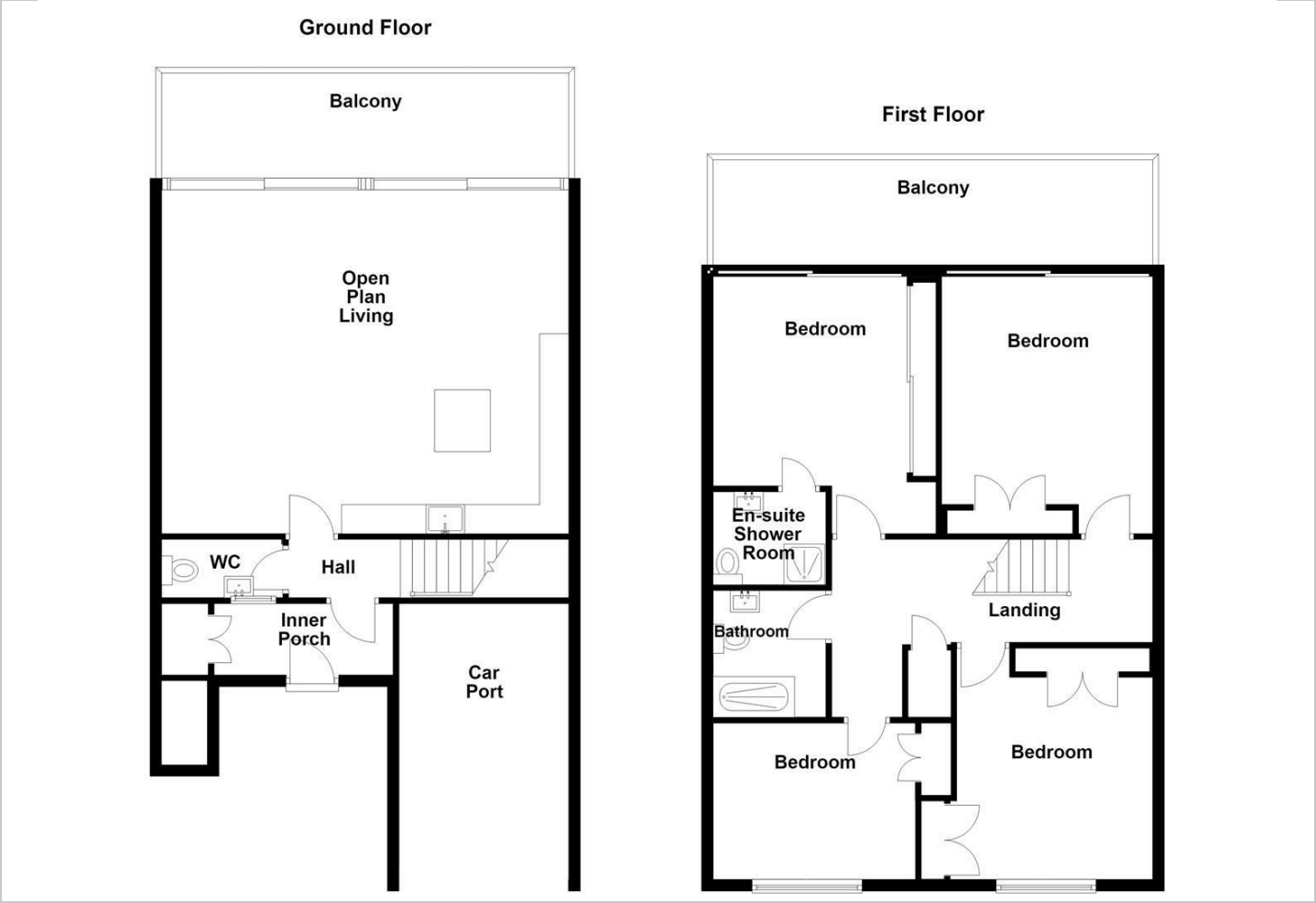


Road Map

Hybrid Map

Terrain Map

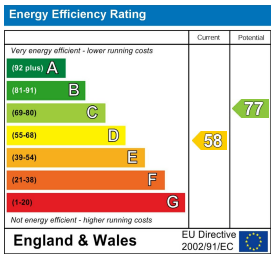
Floor Plan



Viewing

Please contact our Saltash Office on 01752 849689 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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