



**Aqua House, 2 Trinity Street, Plymouth, PL1 3GG**

**£325,000 LEASEHOLD**





## Aqua House

2 Trinity Street, Plymouth

Luxurious 2-bed apartment in Quadrant Wharf. Waterfront views, westerly balcony, en-suite master, Neff kitchen, open plan living, ample storage, allocated parking. Nearby amenities, award-winning development. Modern living at its finest.

Council Tax band: D

Tenure: Leasehold

- Two Double Bedroom Waterfront Apartment
- Large Westerly Facing Balcony
- Master En-suite
- Water Views From Every Window
- Fully Integrated Kitchen with Neff Appliances
- Allocated Parking
- Award Winning Quadrant Wharf Development
- Third Floor
- Open Plan Living
- Ample Built-in Storage Space



# Aqua House

2 Trinity Street, Plymouth

Introducing a remarkable opportunity to own a stunning 2-bedroom apartment nestled in the prestigious Quadrant Wharf development, this two double-bedroom waterfront apartment epitomises luxury living at its finest. Situated on the third floor, this immaculate residence boasts unrivalled water views from every window, creating a picturesque backdrop to every-day living. The property features a generously sized westerly facing balcony, perfect for soaking in breathtaking sunsets and entertaining guests. The master bedroom includes an en-suite bathroom for added convenience, while the fully integrated kitchen equipped with top-of-the-line Neff appliances caters to culinary enthusiasts. Abundant natural light floods the open plan living space, accentuating the contemporary design and creating a welcoming ambience. Residents will appreciate the ample built-in storage space and the convenience of allocated parking within the development.

Step outside to discover the outdoor oasis that surrounds this exceptional apartment. The large westerly facing balcony seamlessly extends the living space outdoors, offering a tranquil retreat to unwind and enjoy al fresco dining against the serene waterfront backdrop. With easy access to nearby amenities and transport links, residents can relish the convenience of city living while savouring the tranquillity of waterfront living. This award-winning development presents a rare opportunity to indulge in a luxurious lifestyle, where every detail has been meticulously crafted to offer the epitome of modern apartment living.

Council Tax band: D





## BALCONY

### Allocated parking

1 Parking Space

### Tenure & Services

Tenure: Leasehold

Service Charge: £1,800 per annum

Ground Rent: £250 per annum

Lease Length: 250 years from 2012

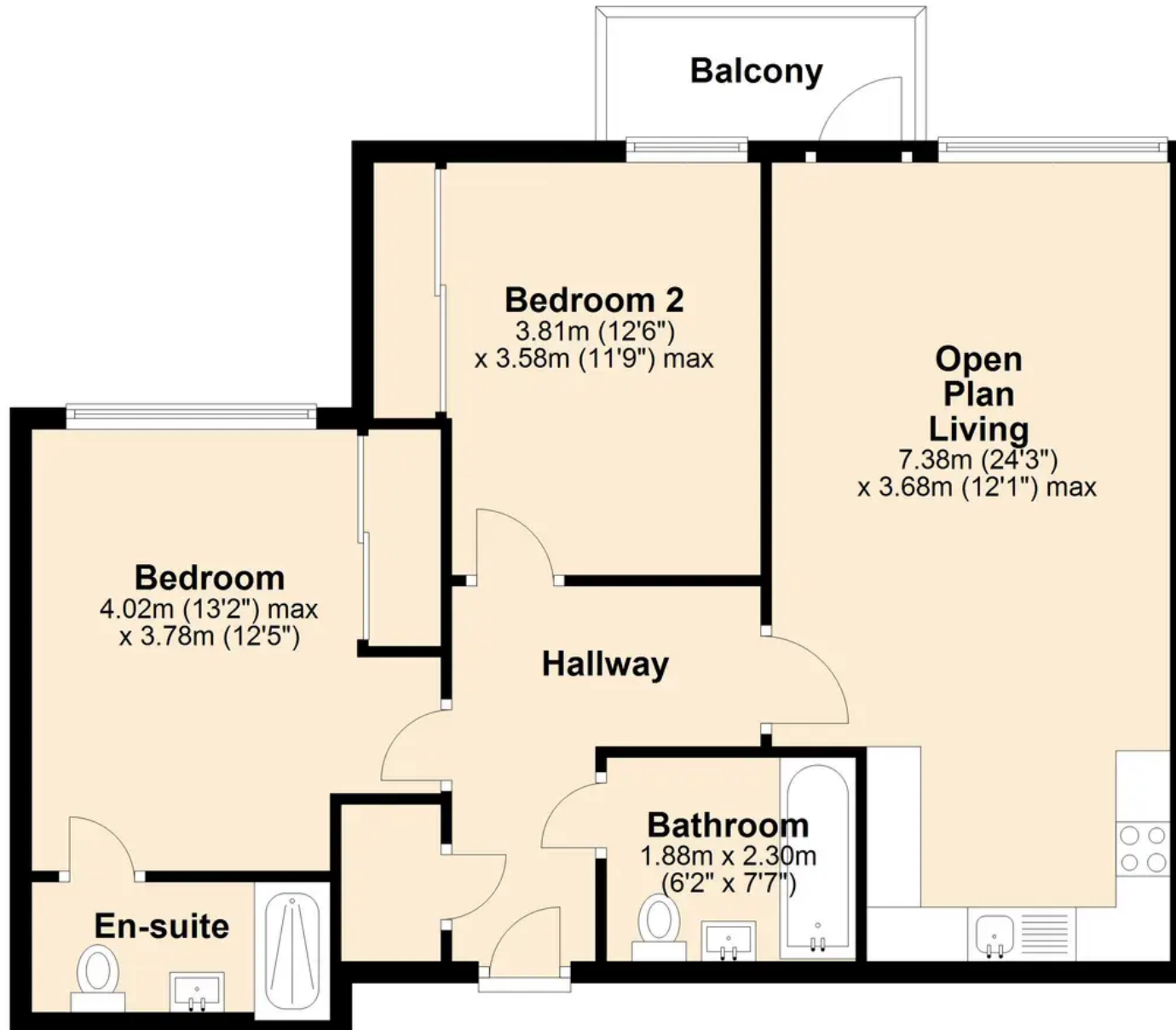
Council Tax Band: D

EPC: B



# Third Floor

Approx. 70.9 sq. metres (763.4 sq. feet)



Total area: approx. 70.9 sq. metres (763.4 sq. feet)



## Atwell Martin

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