



Queen Anne's Quay, 9 Parsonage Way, Plymouth, PL4 0LY

£500,000 LEASEHOLD EPC: B





## Queen Anne's Quay

9 Parsonage Way, Plymouth

Luxurious 2-bed apartment on 3rd floor with panoramic views of Barbican, Royal Citadel, Plymouth Hoe, Sound, and Mountbatten. Recently renovated, open-plan layout with stylish kitchen, en-suite master bedroom, modern features, garage & storage. Ideal for entertaining and city living.

Council Tax band: E

Tenure: Leasehold

- A stunning third floor two bedroom apartment with a balcony offering extensive views towards The Barbican, The Royal Citadel, Plymouth Hoe, Plymouth Sound and towards Mountbatten
- An elegant and extraordinarily well presented home and a perfect place to entertain friends for the British Fireworks Championships
- The apartment has been extensively refurbished throughout
- The property benefits from two double bedrooms, the master bedroom having an ensuite
- plus a further shower room
- An open plan kitchen, dining area and kitchen
- An amazing kitchen; perfect for entertaining
- The extensive modernisation of this apartment has included a newly fitted gas combination boiler
- The property also offers a useful storage cupboard

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Step inside this luxuriously refurbished two-bedroom apartment located on the stunning third floor, boasting unparalleled views encompassing The Barbican, The Royal Citadel, Plymouth Hoe, Plymouth Sound, and Mountbatten. This elegant home is an entertainer's paradise, providing the perfect backdrop for hosting soirées during events like the renowned British Fireworks Championships.

Recently undergoing extensive refurbishment, this apartment radiates sophistication and modernity in every detail. The layout comprises two double bedrooms, with the master bedroom featuring a sleek ensuite for added convenience. An additional shower room caters to guests and residents alike.

The heart of the home lies in the open plan kitchen, dining area, and lounge, offering a seamless flow ideal for both every-day living and hosting gatherings. The kitchen is a chef's dream, equipped with top-of-the-line appliances and ample counter space, making it a focal point for entertaining guests.



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The property boasts a range of modern features, including a newly fitted gas combination boiler that ensures comfort and efficiency. A handy storage cupboard adds practicality to the living space, keeping clutter at bay and maximising storage options.

Further enhancing the appeal of this residence is the inclusion of a large garage and store, offering secure parking and additional storage space. Accessible via a remote-controlled electric rolling shutter door, convenience and security are paramount in this well-appointed property.

For those seeking a lifestyle of luxury and convenience in the heart of Plymouth's vibrant cityscape, this apartment presents an unparalleled opportunity. Don't miss the chance to make this exquisite property your own.

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## Tenure & Services

**Tenure:** Leasehold

**Lease Expiry:** 03/10/3003

**Service Charge:** £3,800 approx per annum

**Ground Rent:** £450 per annum

**Council Tax Band:** E

**EPC:** B







## Atwell Martin

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