



**Pinnacle Quay, 4 Harbour Avenue**  
**£295,000 Leasehold**



## Pinnacle Quay, Plymouth

Stunning 2-bed, 2-bath waterfront flat with private balconies, open-plan living, modern kitchen, stylish interiors, built-in storage, and direct marina access.

Council Tax band: D

Tenure: Leasehold

Service Charge: £2861.68

Ground Rent: £100.00

- Third Floor purpose built apartment with lift access
- Open plan living area, with modern kitchen with island
- Floor-to-ceiling windows
- Abundant natural light
- Hardwood flooring
- Contemporary bathroom with glass shower screen
- Spacious double bedroom with built-in wardrobe
- Private balconies with city and marina views
- Secure Car Parking
- Waterfront location with marina access

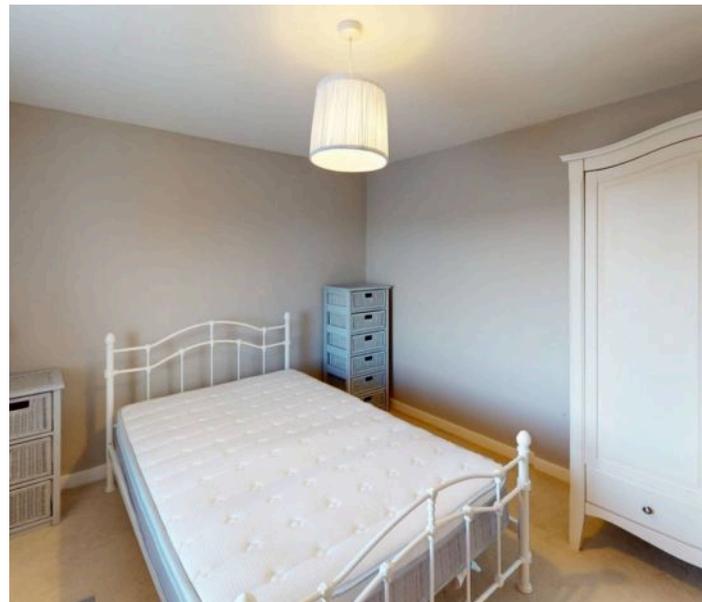


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This two-bedroom, two-bathroom penthouse apartment occupies a prominent waterfront position on the third floor of a modern apartment building, with lift access. It features private balconies with views over the city and adjacent marina, along with an open-plan reception room that combines living, dining, and kitchen areas.

The entrance leads into a spacious open-plan living space designed to maximise natural light and usability. Floor-to-ceiling windows provide ample daylight across the hardwood flooring. The fitted kitchen includes integrated appliances, sleek cabinetry, and a central island suitable for preparation and casual dining. This area flows into a dining space with a glass table and chairs, and a lounge area for relaxation or entertaining. The interior features neutral decor, modern lighting, and built-in storage throughout, including wardrobes in both bedrooms.

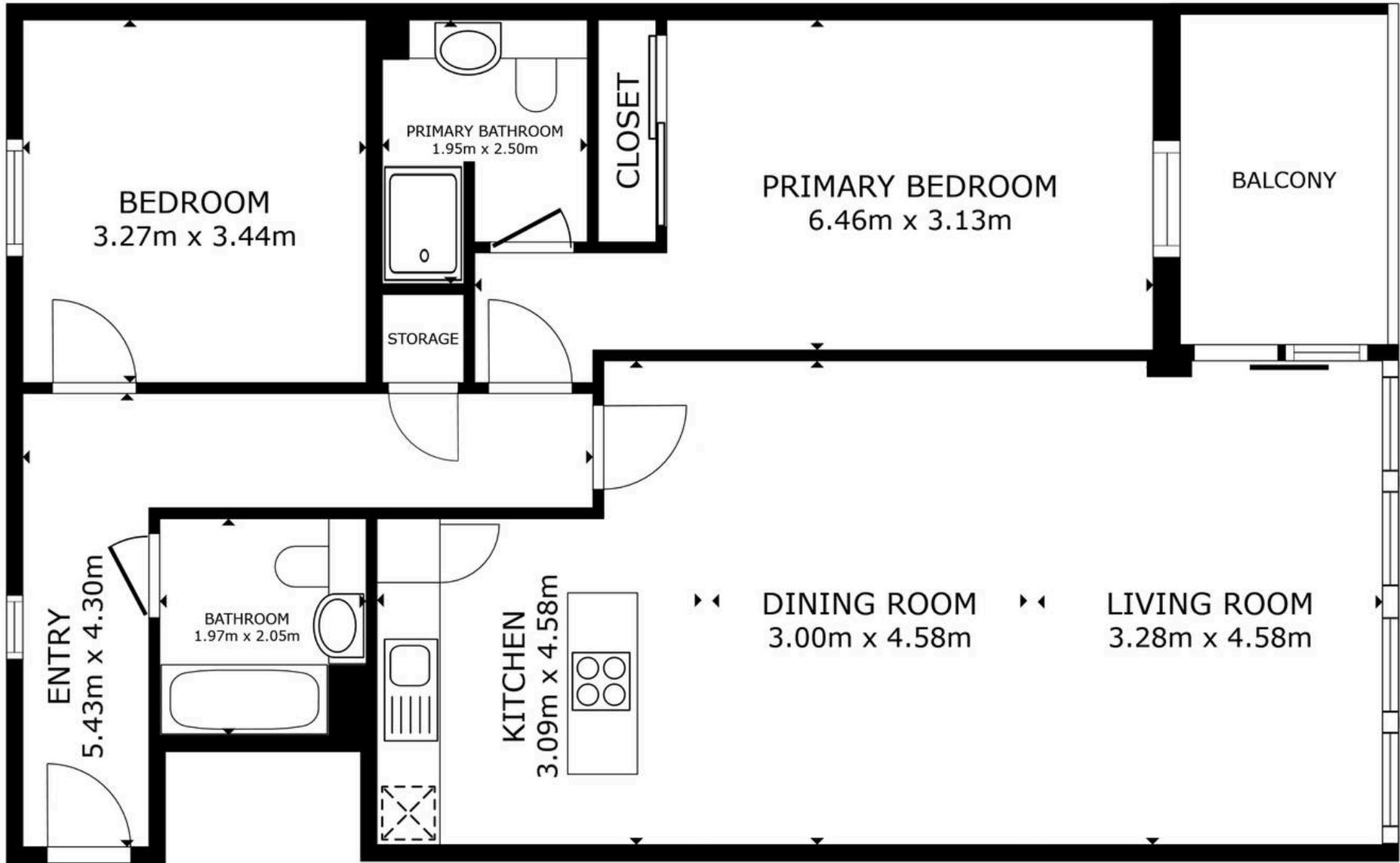
The two double bedrooms are well-proportioned and benefit from natural light. The principal bedroom includes a built-in wardrobe and neutral finishes. Both bathrooms are fitted to a high standard with modern fixtures, glass shower screens, and built-in shelving. The main bathroom includes an over-bath shower and round mirror.











FLOOR PLAN



## Atwell Martin

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