



Connells

Flat 46 Marrowbone Slip
Plymouth

Flat 46 Marrowbone Slip Plymouth PL4 0HX

for sale
£450,000



Property Description

We are delighted to introduce this beautiful two bedroom seventh floor apartment to the market, situated on Sutton Harbour boasting panoramic far-reaching views across the Harbour and city. Benefiting from two double bedrooms, two bathrooms, lounge, kitchen, balcony and allocated parking.

This apartment is well-presented throughout and boasts a substantial open plan lounge/diner with floor to ceiling windows sporting the amazing view and access to your own private balcony. A modern kitchen can also be found with matching wall and base units and built-in appliances, two double bedrooms with the primary bedroom benefiting from built-in wardrobe space and a luxury en-suite comprising walk-in shower, hand basin and W.C. A further bathroom can also be found comprising bath with overhead shower, hand basin and W.C. Ample storage space can also be found throughout this apartment.

Externally, this apartment offers and benefits from a large balcony boasting stunning far-reaching sea and city views and allocated parking.

EARLY VIEWINGS ADVISED!

Lounge

23' 5" x 14' 6" (7.14m x 4.42m)

Kitchen

10' 11" x 7' 9" (3.33m x 2.36m)

Bedroom One

12' 8" x 12' 4" (3.86m x 3.76m)

En-Suite

Bedroom Two

11' 8" x 9' 11" (3.56m x 3.02m)

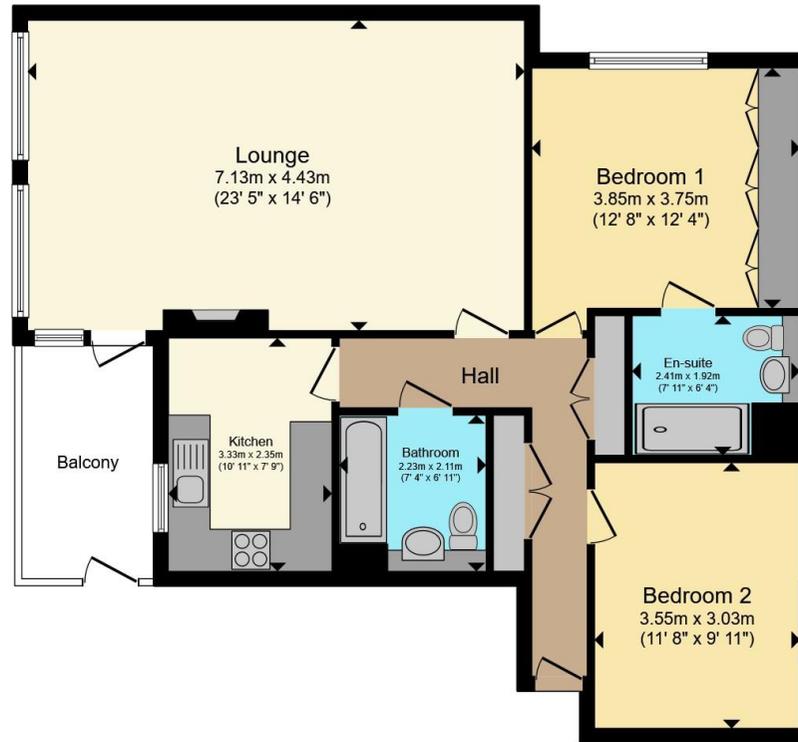
Bathroom

Balcony









Total floor area 85.4 m² (920 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating:
 Awaited

Council Tax
 Band: E

Service Charge:
 4152.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/PLH313308](https://www.connells.co.uk/Property/PLH313308)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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