



35 Discovery Wharf, North Quay,
Sutton Harbour, Plymouth, PL4 0RB

£329,950



Discovery Wharf is arguably one of Plymouth's landmark developments and offers a unique setting in Sutton Harbour with stunning far reaching south facing water views across Sutton Harbour Marina, and towards The Hoe, The Barbican, Mount Batten, Jennycliff and Plymouth Sound.

This spacious apartment briefly comprises of an open plan reception with balcony, master bedroom with en-suite bathroom, guest bedroom, family bathroom, utility room and parking. The development remains the only building in the city to offer a host wonderful resident's facilities which include three residents receptions, swimming pool, sauna, gym and garden.

The apartment is located on level 3, with lift and stair access to all floors from the car park, and both entrances on Sutton Harbour and Bretonside.

From the landing on level 3, an entrance door leads into the inner hall with doors off to all rooms. The impressive open plan reception room provides delightful areas to enjoy the wonderful views towards the marina.

The kitchen has a range of base units housing integrated appliances including fridge, freezer, dishwasher, oven and grill, sink with drainer unit, four ring gas hob with over head extractor hood as well as plenty of work surfaces. There is a utility room which provides an incredibly useful area for additional storage. There is an additional cupboard where the heating system is stored.

To the rear of the apartment is the master bedroom where there is a Juliet balcony, built in wardrobes and access to an en-suite bathroom. The en-suite bathroom is fully tiled on the floor and wall and consists of low level WC, Hand Basin and bath with shower overhead. The second double bedroom looks to the rear of the development and benefits from built in wardrobes. The family bathroom is well presented and comprises bath with shower over, pedestal wash hand basin, WC with part tiled walls and floor.

The apartment benefits from allocated parking which is available for one vehicle in the gated car park with security entry system.

Lang Town and Country would highly encourage an internal inspection of this most charming apartment to appreciate its location, the views and also the facilities.

THIRD FLOOR

LOUNGE 15' 10" x 18' 8" (4.83m x 5.70m)
BALCONY 15' 10" x 12' 2" (4.83m x 3.72m)
DINING ROOM 7' 9" x 15' 10" (2.38m x 4.83m)
KITCHEN 8' 0" x 11' 9" (2.45m x 3.60m)
UTILITY ROOM 5' 7" x 4' 7" (1.72m x 1.42m)
BATHROOM 8' 0" x 5' 6" (2.45m x 1.70m)
BEDROOM 1 10' 9" x 21' 7" (3.30m x 6.60m)
EN-SUITE 7' 5" x 6' 6" (2.28m x 2.00m)
BEDROOM 2 8' 3" x 15' 8" (2.54m x 4.80m)

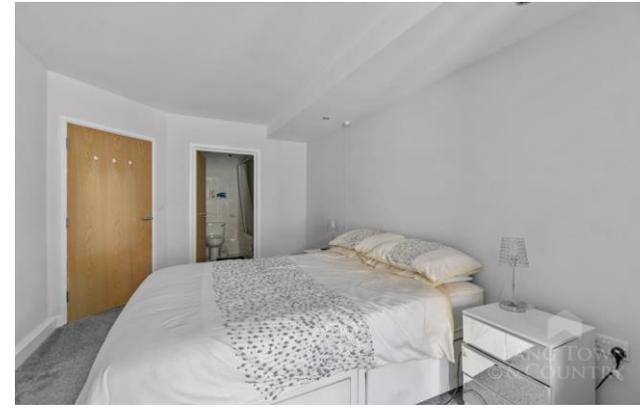
PROPERTY INFORMATION

Tenure: Leasehold
Local Authority: Plymouth City Council
Council Tax: Band E
EPC Rating: C
Postcode code for sat nav: PL4 0RB

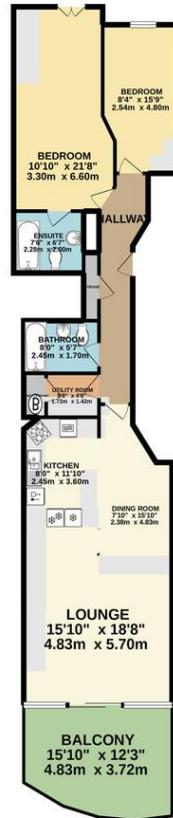
LEASE INFORMATION We understand the apartment is held on Lease with TBC years remaining and subject to a service charge of approximately TBC per year and an annual ground rent of approximately TBC The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909)



GROUND FLOOR
1050 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

47 Notte Street
Plymouth
Devon

PL1 2AG

01752 200909

waterside@langtownandcountry.com

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

