

# Discovery Wharf, Sutton Harbour, Plymouth, PL4 0RB



**ATWELL  
MARTIN**  
ESTATE AGENTS

# 29 Discovery Wharf,

Sutton Harbour, Plymouth, PL4 0RB

- Waterside Apartment
- Fourth Floor
- Two Double Bedrooms
- En-Suite Shower Room
- Open Plan Living Room
- Fitted Kitchen
- Utility Room
- Main Bathroom
- South Facing Balcony
- Secure Parking

## LOCATION

Discovery Wharf was completed in February 2002 and is a landmark building located on Sutton Harbour, commanding superb views of the South Hams coastline and Sutton Harbour. Communal facilities offered by the complex include swimming pool, spa pool with sauna and changing room, communal lounge, orangery, fitness suite fitted with a range of fitness equipment and decked garden. Within touching distance of Plymouth's ever popular city centre and the historic Barbican with its impressive range of eateries and boutique shops there will always be things to do.

## DESCRIPTION

This apartment has secure entry into the entrance lobby. Here you will find post boxes, entrance to the communal areas and a lift leading to the fourth floor where the apartment is found.

Entrance to the apartment is via a wood panelled door into the entrance hallway. From the hallway there are doors to all principle rooms including the open plan living room.



This well-presented fourth floor apartment, enjoying the views across Sutton Harbour, towards Jennycliff, Mountbatten and Mountbatten Pier with deep balcony enjoying the sun throughout the day.





The living room is a generous size and incorporates a nicely fitted kitchen which includes base and wall mounted units, roll edge work surface, integrated appliances to include inset four ring gas hob with extractor cooker hood over, fridge/freezer, dishwasher and mid-level double oven. There is a separate utility room which has a good size storage cupboard, space and plumbing for a washing machine and dryer.

There are two double bedrooms with the master having a nicely fitted en-suite shower room which includes a walk-in shower with glass screen, wash hand basin, WC and floor to ceiling tiled walls and tiled floor. The family bathroom comprises a panel bath with shower over, pedestal wash hand basin, WC, tiled floor and half tiled walls.

#### OUTSIDE

The apartment has a good size south facing balcony which has fantastic harbour and sea views and benefits from secure gated parking for one car.

There are also communal facility including a library, gym, swimming pool, sauna, changing room, orangery and an outside seating area.

#### TENURE & SERVICES

Tenure: Leasehold (981 years remaining)  
Services: Mains gas, electricity, water and drainage.  
Service Charge: £2,081.66 per annum  
Ground Rent: £411.94 per annum  
Council Tax: Band E

#### AGENT NOTE

The sale price includes a range of furniture.

Guide Price - £334,950



# 29 Discovery Wharf

Approximate Gross Internal Area = 97.9 sq m / 1054 sq ft

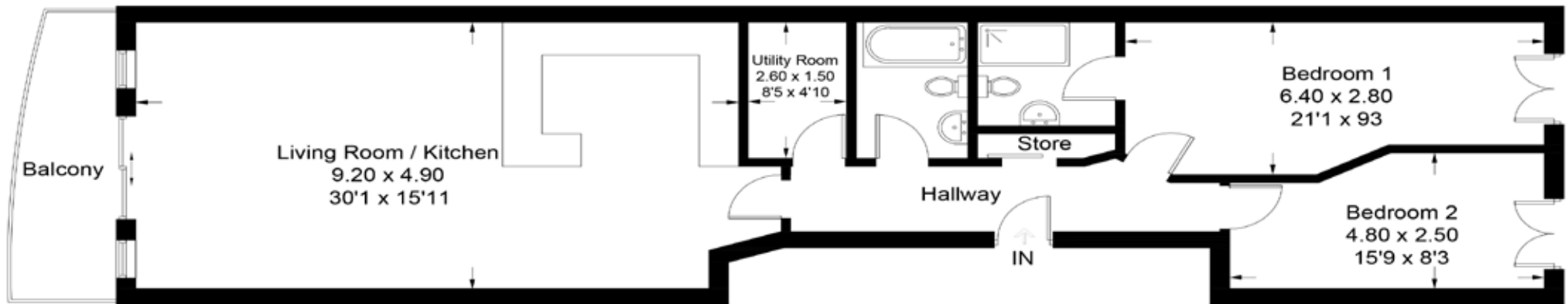


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