



Flat 2, 71, Richmond Walk, Mayflower Marina, Plymouth, Devon, PL1 4DQ



Offers Over £275,000



Richmond Walk is an exclusive waterside development of luxury waterside apartments overlooking Stonehouse Creek and Mayflower Marina. Completed in 2009, these exceptionally well-appointed apartments feature a high specification throughout.

From a security-entrance on the ground floor a resident's entrance foyer offers lift and stair access to all floors. Outside on the first floor, the approach is via an external walkway to the front door. The Inner entrance hall leads into a stunning open plan reception taking in the views to the full. Beautifully designed to allow ample space for generous sitting/dining, and cooking areas. The lounge area enjoys floor to ceiling window with door leading to balcony and views to the full. The impressive kitchen is fitted with high quality units featuring integrated appliances to include fridge/freezer, dishwasher, washer dryer, gas hob, electric oven, with under unit lighting, granite work surfaces, 1 and a half bowl sink and a range of wall mounted units. There are also two useful storage cupboards, one of which houses the boiler. The dining area which offers ample space for dining table and chairs, window overlooking Stonehouse Creek. The large usable balcony takes in the views to the full.

The apartment offers two beautiful bedrooms each benefitting from neutral finishes, and both having ensuite wet shower room, comprising fully tiled walls and floors, glazed screens, pedestal wash hand basins, dual flush WC, heated towel rails, mirror, recessed lights to ceiling. There is a separate cloakroom from the hallway. The property also benefits from underfloor heating throughout and video entry system.

The balcony is a good size with space for garden table and chairs and truly great views over Stonehouse Creek. Parking is provided for an annual fee via Mayflower Marina with options for designated parking. An early viewing is essential to appreciate this high-quality apartment, in a great waterside location.

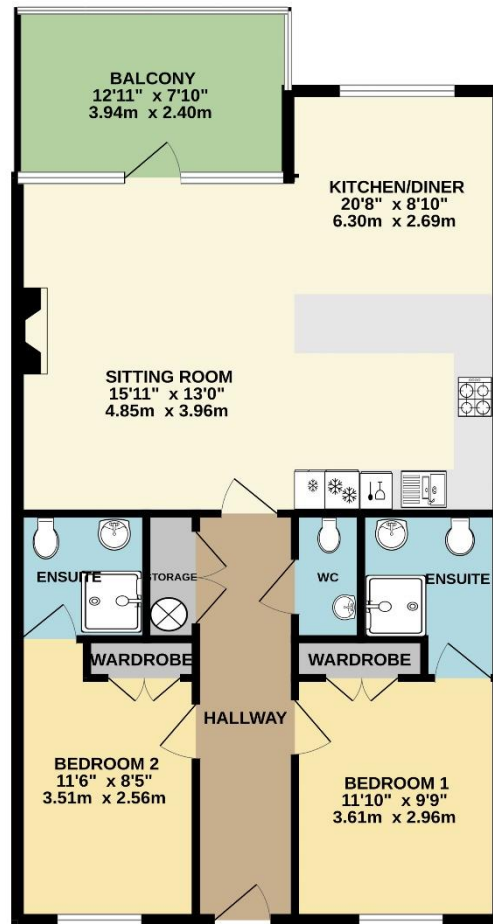
We understand the apartment is held on Lease with 970 years remaining and subject to a service charge of approximately £1800 per year. but this is subject to change. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).



FIRST FLOOR APARTMENT



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.
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