



LANG TOWN
& COUNTRY

Quadrant Wharf, Lye House , 56 Kingdom Street, West Hoe, Plymouth , Devon, PL1 3GL



Price £275,000

Quadrant Quay is a unique development set to the waterside of Plymouth Hoe within walking distance of the historic waterfront and Plymouth Sound. Nearby there is a Marina at King Point with a host of restaurants, and cafes, all within walking distance. Situated overlooking Millbay dock is this beautiful two double bedroom 4th floor apartment.

Lang Town and Country are delighted to present to the market this beautifully presented apartment being sold with no onward chain. "56 Lye House" is approached via a communal staircase and lift.

The entrance of this beautiful apartment takes in the breathtaking views across to Drakes Island and Mount Edgcumbe where you can enjoy the spectacular views from outside the front door with space for a 2-piece bistro table and chairs.

The accommodation comprises of a spacious entrance hall with a sizeable utility cupboard. Modern kitchen with sleek countertops and soft closing drawers, induction hob, oven/grill, integrated dishwasher, fridge/freezer. The living/dining room is flooded with lots of natural light and provides ample space for entertaining and dining. The balcony to the front of the apartment enjoys direct water views across to King Point Marina where you can enjoy watching Brittany Ferries dock in and out.

The apartment enjoys two double bedrooms with the master bedroom benefiting from built in sliding wardrobes and a luxury ensuite shower room. The second bedroom has views across to Drakes Island whilst the family bathroom is equipped with a shower over the bath, wash hand basin, heated towel rail and a WC.

The property also benefits from an allocated parking space which is located in the secure gated car park under the building, which also houses secure cycle storage. Other amenities include bin/recycling storage and phone entry system. There is also a drawbridge entrance to Lye House from West Hoe Road.

We understand the apartment is held on Lease with 231 years remaining and subject to a service charge of approximately £3,100 per year from Jan - Dec 2024 but this is subject to change and an annual ground rent of approximately £230. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

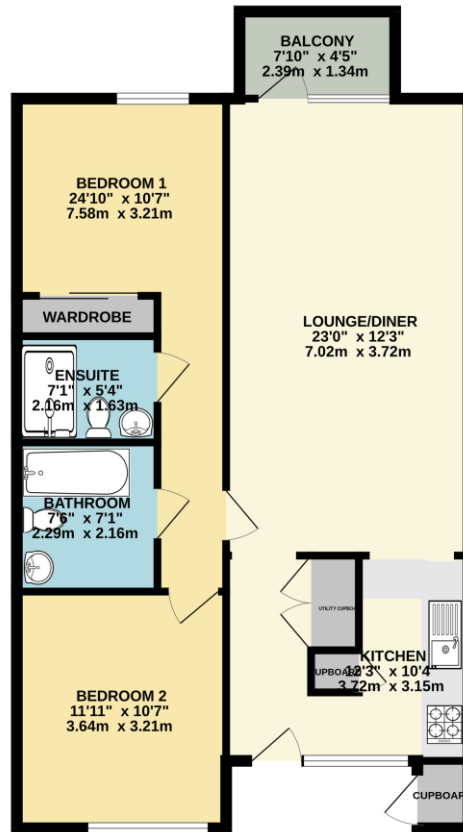
To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752 200909).

www.langtownandcountry.com





4TH FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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