



84 Ocean Court, Richmond Walk, Plymouth, PL1 4QB

# 84 Ocean Court

Richmond Walk, Plymouth, PL1 4QB

- 959 SQFT
- OPEN PLAN RECEPTION ROOM/KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM & CLOAKROOM
- 2 BALCONIES
- GARAGE

A well-positioned penthouse apartment commanding magnificent views from both the living and bedroom accommodation areas with outstanding marina and river estuary views towards Mount Wise and the Cornish coastline.

959 Sq FT, Open Plan Reception Room, 2 Full Width Balconies, Kitchen, 2 Double Bedrooms, Bathroom & Cloakroom/WC, UPVC Double Glazing, Single Garage

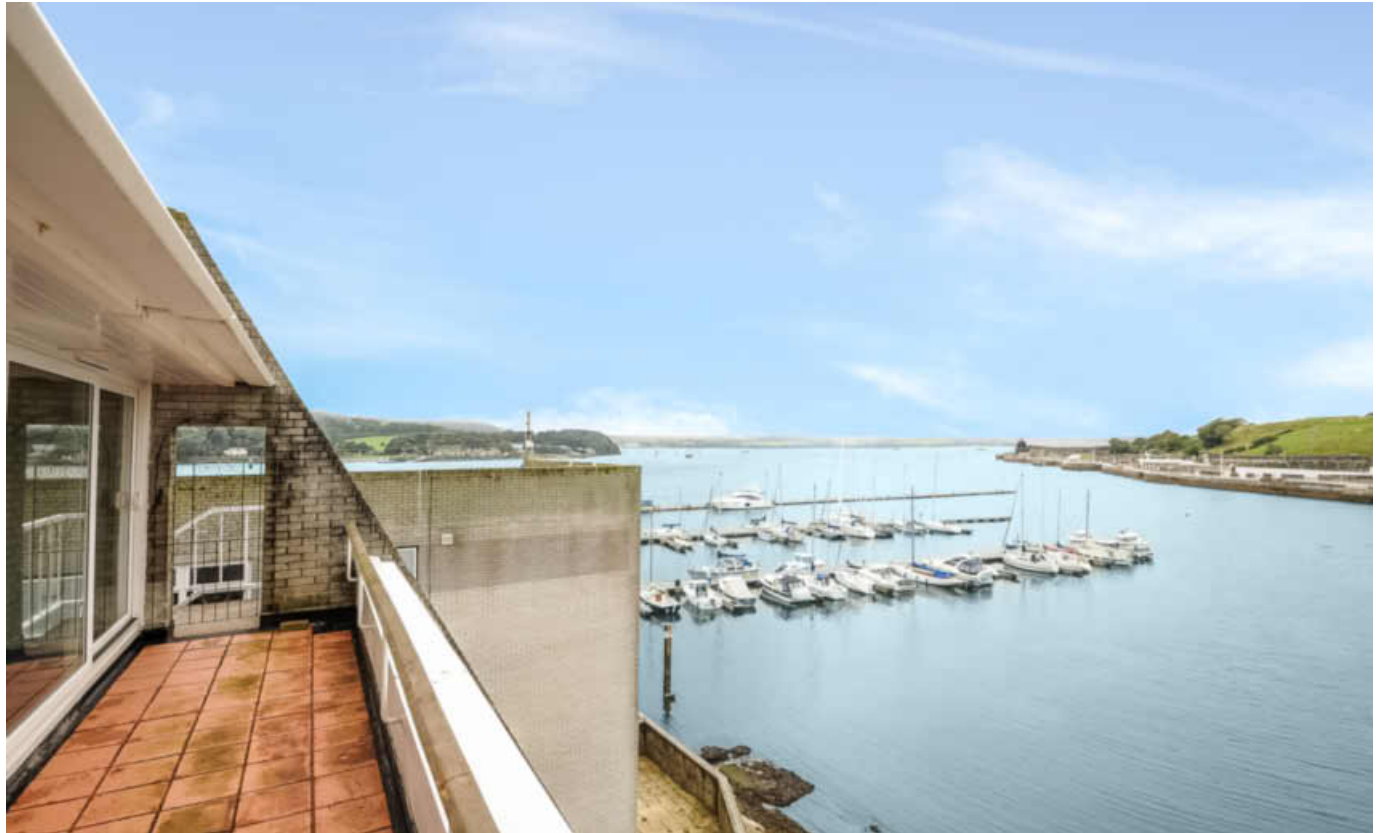
## LOCATION

Ocean Court was the first marina development in Plymouth and, as such, enjoys a truly outstanding location both for yachtsmen and watersports enthusiasts with easy access to the Tamar Estuary, The Sound and the English Channel. There is a wide range of close by amenities and interests including parkland walks, The Royal William Yard with its excellent selection of restaurants and wine bars and Jolly Jacks Bistro located within the marina.

Passenger ferries connect the Barbican, Royal William Yard and Mount Edgumbe. The Torpoint passenger/car ferry is also within easy walking distance providing access to the beautiful Rame Peninsula and all parts of Cornwall.

## DESCRIPTION

The apartment is located on the second floor with access via lift or stairs on to a wide open walkway with sound proof flooring and is accessed from the second floor.



A well-positioned penthouse apartment commanding magnificent marina and estuary views towards Mount Wise and the Cornish coastline.





The accommodation is arranged over two floors and enjoys magnificent views from both the living and bedroom accommodation across Mayflower marina, towards Mount Wise and the Cornish coastline.

Entered from first floor level there are stairs leading up to a the hallway giving access to the principle reception room and cloak-room/WC. There is a spacious open plan living/dining room with two sets of sliding French doors leading out to the balcony which extends the full width of the apartment. The kitchen area has been fitted with a comprehensive range of white units at base and eye level with a stainless steel sink and space for freestanding appliances.

Further accommodation on the first floor includes 2 double bedrooms with built in wardrobes and a family bathroom comprising pannelled bath and Mira shower over, low level WC and wash hand basin. .

## OUTSIDE

Outside, the property has a single garage located in a central block within the development & visitors parking.

## SERVICE/MAINTENANCE CHARGES

TENURE – Leasehold. 999 year lease with 954 years remaining.

SERVICE CHARGE - £1408 Per Annum.

GROUND RENT - £30.00 Per Annum.

Services – Mains electric, water and drainage. Pressurised hot water system.

VIEWING & NEGOTIATIONS - Strictly through the vendors' agent.

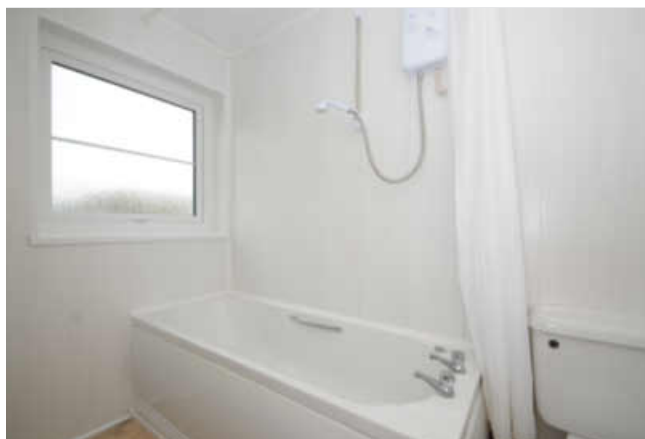
Atwell Martin 01752 202121.

COUNCIL TAX BAND - D.

**Directions:** From Plymouth City Centre follow signs towards Torpoint passing through Union Street and continuing over two roundabouts. At the third roundabout turn left in Richmond Walk and Ocean Court will be found in approximately 500m on the left. Free two hour parking is available within the marina carpark.

**EPC Rating: E**

**Guide Price: £275,000**

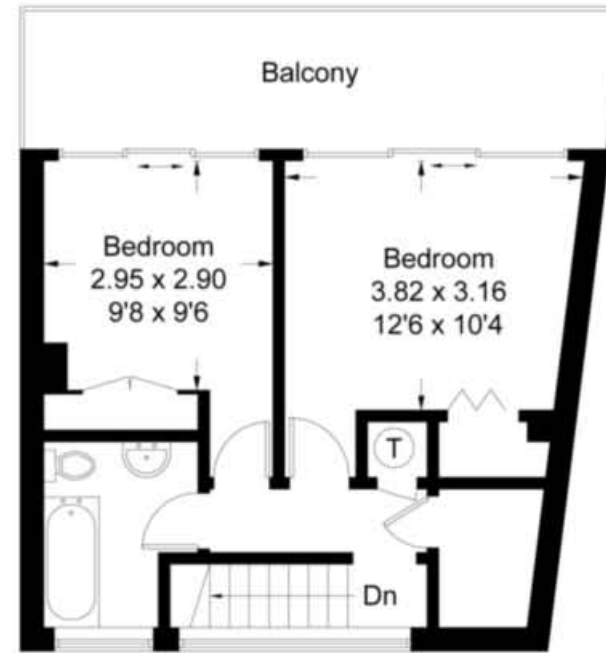


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Approximate Gross Internal Area = 89.1 sq m / 959 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID285118)

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