



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 46, 17 Marrowbone Slip Plymouth PL4 0HX



Offers Over - £425,000



Flat 46, 17 Marrowbone Slip



- Panoramic Harbour & Sea Views
- Private Balcony Overlooking Sutton Harbour
- Spacious Open-Plan Lounge/Diner
- Modern Fitted Kitchen
- Principal Bedroom with En-Suite
- Immaculately Presented Throughout
- Lift Access
- Gated, Allocated Parking
- EPC - B
- Council Tax Band - E



We are delighted to introduce this beautifully presented two-bedroom apartment, situated on the seventh floor of this highly sought-after development overlooking Sutton Harbour and Plymouth's iconic Barbican.

Boasting panoramic, far-reaching views across Sutton Harbour, the Barbican, Plymouth and out towards the Sound, this exceptional apartment offers a rare combination of stunning scenery, peaceful surroundings and unrivalled convenience.

The property features a spacious open-plan lounge/diner, with floor-to-ceiling windows allowing the impressive views to take centre stage, while providing direct access to a private balcony. The balcony offers a peaceful and secluded space to sit back and enjoy the ever-changing harbour views.

The modern kitchen is well equipped with a range of matching wall and base units, integrated appliances and, importantly, its own window overlooking the beautiful surrounding views.

There are two generous double bedrooms, with the principal bedroom benefiting from built-in wardrobes and a stylish en-suite shower room. A further well-appointed bathroom provides a bath with overhead shower, wash hand basin and WC. The apartment also offers excellent storage throughout.

Positioned in a peaceful and secluded location, the property is nevertheless just moments from the restaurants, cafés, amenities and attractions of Sutton Harbour and the Barbican, making it perfectly placed for enjoying everything this vibrant waterfront location has to offer.

The apartment has been exceptionally well maintained by the current owners and presents immaculately throughout. Further benefits include lift access, a gated car park with allocated parking, and the enviable seventh-floor position, which allows the property to make the most of its spectacular outlook.

A truly special waterfront apartment offering space, views, convenience and a peaceful coastal setting, all within easy reach of Plymouth's Barbican and Sutton Harbour.

Pets: No pets are permitted to reside at the property.

Lease: The lease commenced in 2003 for a term of 999 years, with approximately 976 years remaining.

Ground Rent: Approximately £100 per annum.

Service Charge: Approximately £4,500 per annum.

The property also benefits from an EWS1 certification.



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This enviable waterfront location offers a fantastic blend of coastal living, convenience and city life. Situated around Sutton Harbour and the historic Barbican, residents are surrounded by an excellent choice of restaurants, cafés, bars and everyday amenities, all within easy walking distance.

The harbour, marina and stunning coastal scenery are right on your doorstep, while Plymouth city centre and the Hoe are also easily accessible. Excellent transport links further enhance the location, making commuting and exploring the wider area convenient.

Whether enjoying a morning coffee overlooking the harbour, an evening meal along the waterfront or a leisurely coastal walk, this is a wonderful location for enjoying all that Plymouth has to offer.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.