



Bond
Oxborough
Phillips

Changing Lifestyles

18 Dolphin House,
Sutton Wharf,
PL4 0BL

Asking Price £110,000



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01822 600700
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Offered to the market with no onward chain, this well-presented studio apartment enjoys a fantastic position within the sought-after Sutton Wharf development, just moments from Plymouth's vibrant waterfront.

The accommodation features a bright and versatile open-plan living space, incorporating a fitted kitchen, lounge, and sleeping area, enhanced by impressive floor-to-ceiling windows that frame attractive city views and fill the room with natural light. A generously sized bathroom with a Jacuzzi bath and overhead shower adds a touch of luxury, while a useful storage cupboard provides valuable practicality.

Residents also benefit from communal parking and immediate access to an excellent range of nearby cafés, restaurants, shops, the historic Barbican, and Plymouth city centre, making this an ideal first-time purchase, investment opportunity, or lock-up-and-leave home.

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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.

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