



SELL • LET • MANAGE

Kingdom Street, Plymouth, PL1 3GJ  
£340,000 Leasehold

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£340,000

# Kingdom Street

Plymouth, PL1 3GJ

- Waterside Apartment
- Millbay Coastal Quarter Location
- Beautifully Presented
- Lift Within Building
- No Onward Chain
- Long Balcony With Spectacular Views
- Two Double Bedrooms With Views
- Open Plan Living
- Allocated Parking
- Council Tax Band B

DC Lane are delighted to showcase this spacious South West facing apartment in Quadrant Quay, West Hoe - An impressive award winning purpose built waterside development situated on the waterfront within Millbay, Plymouth's coastal Quarter. Offering residents the opportunity to enjoy city living and the tranquility of waterside life with a short walk to the bustling city centre and close to King Point Marina, Plymouth's historic Hoe and the ever popular Royal William Yard with it's diverse range of restaurants, cafes and bars.

Secure entrance leads into the communal entrance hallway with lift and stairwell. Positioned on the second floor, this tastefully presented apartment's welcoming hallway features a wood floor, entry system and a double door utility cupboard housing the washing machine. The open plan living/dining/ kitchen is a room with a view; drawing you directly to the glazed door that opens onto a balcony boasting the most spectacular, panoramic sea and marina views. Spanning the width of the apartment this is the perfect spot to enjoy your favourite tippie as you gaze across Plymouth Sound, around Drake's Island and out to Mount Edgcumbe beyond. Whether it's relaxing as you indulge in glorious sunrises and sunsets or entertaining, this covered balcony is the ultimate space to enjoy the views from morning through to night as you soak up your surroundings.

The dual aspect open plan living also presents a spacious kitchen with an abundance of contemporary units and built in integrated appliances. The master bedroom opens directly onto the balcony and boasts a luxury en-suite shower room. There is a further double bedroom with the water view and a well appointed family bathroom completes the accommodation of this superb apartment.

Externally on the quayside there is an allocated parking space. We believe this waterside apartment, with no onward chain would make a splendid home and a viewing is highly recommended.



## Second Floor

|                      |                             |
|----------------------|-----------------------------|
| Lounge/Diner         | 12'0" x 16'5" (3.67 x 5.01) |
| Kitchen              | 9'2" x 6'7" (2.81 x 2.01)   |
| Master Bedroom       | 9'6" x 17'1" (2.91 x 5.23)  |
| En Suite Shower Room | 7'3" x 5'10" (2.23 x 1.79)  |
| Bedroom Two          | 9'6" x 11'11" (2.91 x 3.64) |
| Bathroom             | 7'6" x 6'7" (2.29 x 2.01)   |
| External             |                             |
| Balcony              | 31'5" x 4'11" (9.60 x 1.50) |





## Directions

Head South along Mutley Plain following B3250 for 0.3 mi to N Rd East Turn right onto N Rd E and continue for 0.4 mi to roundabout. Take 2nd exit and continue on Western Approach/A374 to Millbay Rd/B3240 for 0.7 mi. Continue on Millbay Rd. and take Soap St turning into to Kingdom St, the block can be found on the left.

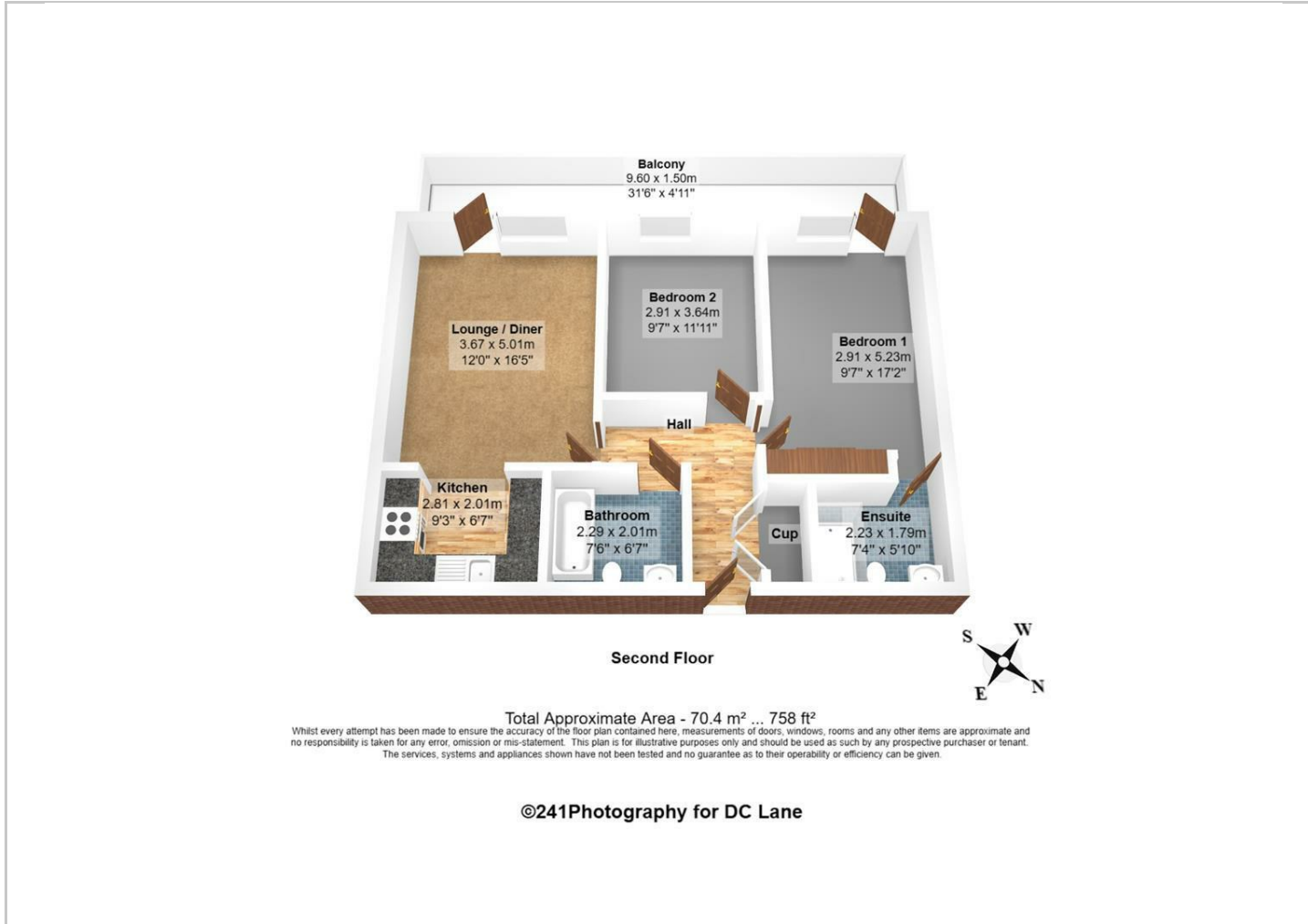
**Council Tax Band: B**

## Scan for Material Information

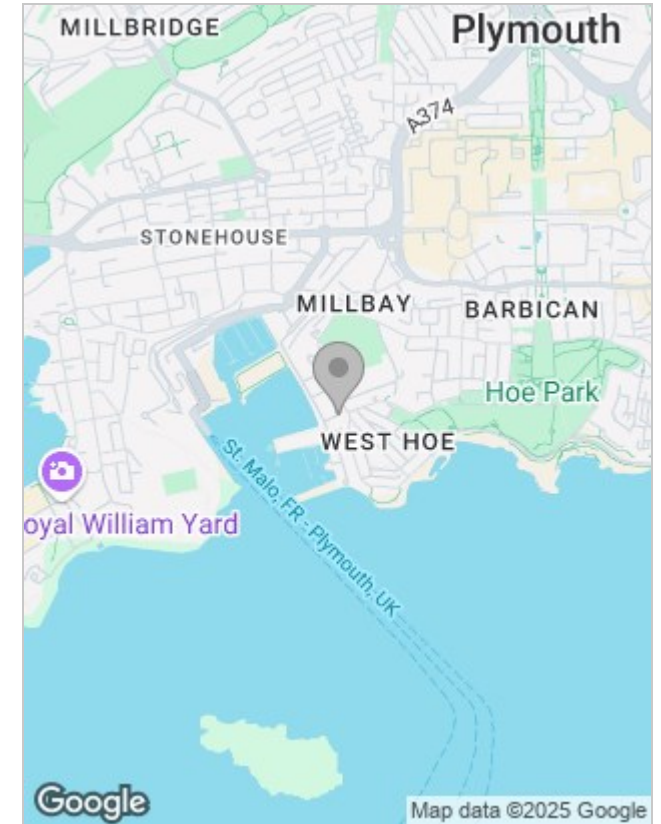




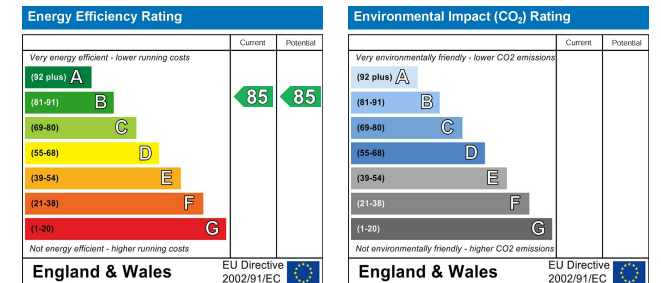
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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