

Ocean Crescent, PL1 Offers Over: £325,000

Leasehold

This contemporary duplex apartment is without doubt one of the most extraordinary properties on the market of its kind in Plymouth. The current owner has finished the home to a standard of pure luxury, with a high specification fitted kitchen, underfloor heating and three immaculate bathrooms just a few of the comforts available.

The substantial open-plan style living area allows an owner to entertain a large amount of guests, whilst still allowing ample room for large furniture. All three bedrooms are well proportioned doubles, with the master-suite itself quite magnificent in design. As the apartment is positioned over two floors, once inside, the property feels more like a house than it does an apartment. That said, with impeccably kept communal halls and lift access to the apartment, accompanied by spectacular far reaching views across the City Centre landscapes and across Dartmoor and secure underground parking, this exquisite home is perfectly maintainable. The seller has also offered the opportunity for a "turn-key" style purchase, with all furniture offered at an additional cost to the buyer. EPC: TBC

Rooms

Entrance Hall 11'6" x 8'2" (3.5m x 2.5m). Wood flooring, two storage cupboards, access to downstairs shower room and open plan Kitchen / diner / Living room, stairs leading to first floor landing.

Shower Room 5'8" x 7'4" (1.73m x 2.24m). Tiled flooring, low level WC, shower cubicle with gas shower head above, wash hand basin with hot & cold mixer taps, tiled walls, electric heated towel rail.

Open plan Living / Dining 18'8" x 34'8" (5.7m x 10.57m). Wood flooring, double glazed windows to the rear aspect with panoramic views across Plymouth, underfloor heating, Tv Point.

Kitchen Wood flooring, matching wall and base units, integrated fridge / Freezer, Integrated oven, space for washer / dryer, integrated dishwasher, stainless steel sink and draining unit with hot and cold mixer taps, induction hob with extractor fan above.

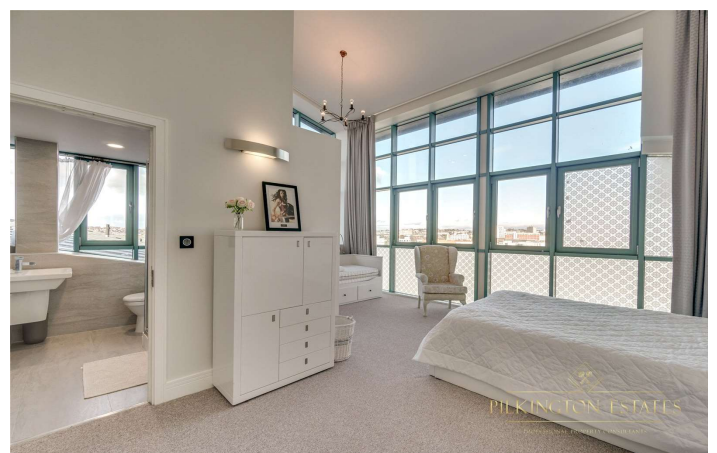
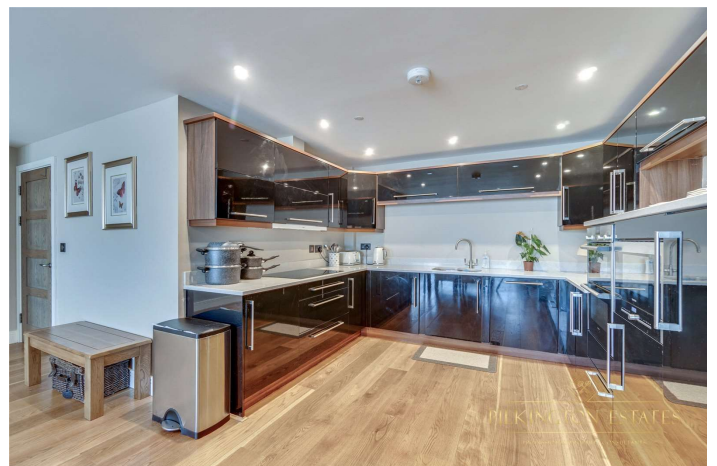
Landing

Bathroom 7'5" x 5'7" (2.26m x 1.7m). Tiled flooring, low level WC, wash hand basin with hot and cold mixer taps, bathtub with shower head, wall mounted electric towel rail.

Bedroom 15'6" x 7'4" (4.72m x 2.24m). Carpet flooring, double glazed floor to ceiling windows, underfloor heating, built in wardrobe space.

Bedroom 15'6" x 8'9" (4.72m x 2.67m). Carpet flooring, double glazed windows to the side aspect, views across Plymouth.

Bedroom 20'1" x 17'7" (6.12m x 5.36m). Carpet flooring, wall mounted gas radiator, built in wardrobe, double glazing to both side aspects with panoramic views across Plymouth, access to en-suite.





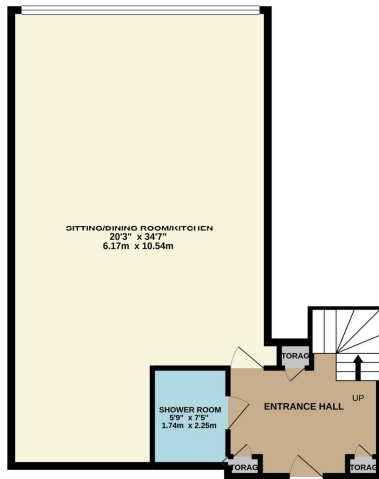
En-Suite 8'11" x 6'3" (2.72m x 1.9m). Tiled flooring, low level WC, shower cubicle with gas shower head above, wash hand basin with hot & cold mixer taps, tiled walls, electric heated towel rail.

Charges

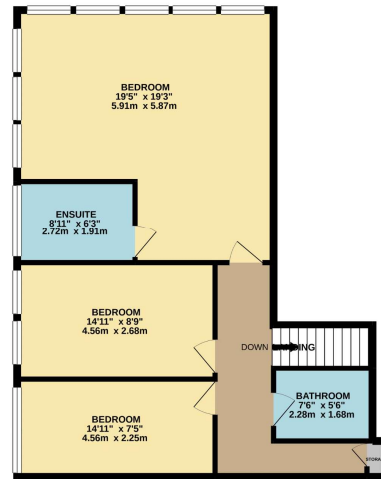
Council Tax Band: TBC



GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 1546 sq.ft. (143.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer

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