DC LANE

SELL • LET • MANAGE

Richmond Walk, Plymouth, PL1 4QA

£240,000 Leasehold - Share of Freehold

1 1 1 E

Richmond Walk

Plymouth, PL1 4QA

£240,000

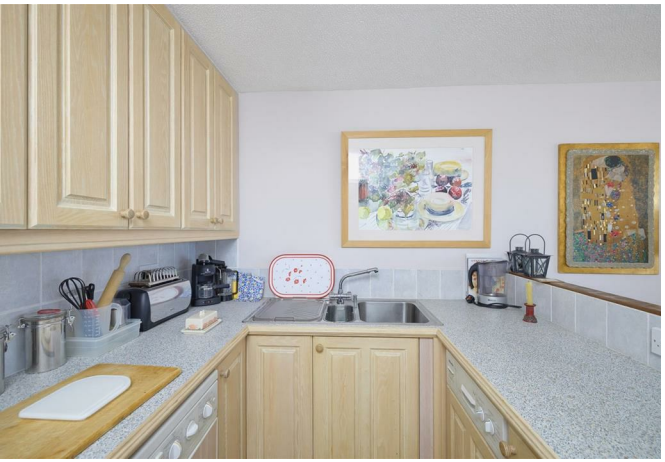
- Marina Front Ground Floor Apartment
- Iconic Ocean Court Development
- Secure Gated Development
- Private Car Port
- Exceptional Lifestyle Property
- One Double Bedroom
- Spectacular Views
- In Need Upgrading
- No Onward Chain
- Council Tax Band D

Positioned within the iconic Ocean Court development, adjacent to Mayflower Marina, this exceptional ground floor apartment offers an unrivalled opportunity to own one of Plymouth's most enviable waterfront homes. Designed in the late 1970s to reflect the graceful lines of an ocean liner, Ocean Court remains one of the city's most distinctive and sought after developments, set behind secure electric gates and enjoying a truly unique marina front setting.

Owned by the same family since the building was first constructed it would benefit from modernisation, however the breathtaking location and uninterrupted views create an extraordinary canvas to transform into a spectacular waterfront home.

Through a private entrance your attention is immediately drawn beyond the living space to the panoramic outlook across Mayflower Marina. The ever changing scene of luxury yachts and sailing boats creates a captivating backdrop, extending beyond the marina towards the Tamar Estuary and the historic Royal William Yard. The open plan living space has a fitted kitchen with integrated appliances, a peninsula breakfast bar and sliding doors open onto an impressive balcony spanning the entire length of the apartment providing ample room for balcony furniture. Whether enjoying morning coffee as the marina comes to life or watching the sun set over the estuary, this is a setting that is simply impossible to tire of. The double bedroom also enjoys direct access to the balcony through sliding doors, allowing you to wake each morning to the same spectacular waterside panorama. There is a built in wardrobe while the bathroom includes an airing cupboard. Two further storage cupboards in the hallway ensure practicality. Adjacent to the apartment is a private carport together with an external store, ideal for bicycles, paddleboards or sailing equipment.

Properties with this position, outlook and potential are exceptionally rare, this is a lifestyle purchase as much as a property investment.



Ground Floor	
Lounge/Kitchen	13'0" x 19'9" (3.97 x 6.04)
Bedroom	9'6" x 12'6" (2.91 x 3.82)
Bathroom	6'5" x 6'5" (1.97 x 1.96)
External	
Car Port	7'10" x 15'11" (2.40 x 4.87)
Store	6'5" x 3'4" (1.97 x 1.03)

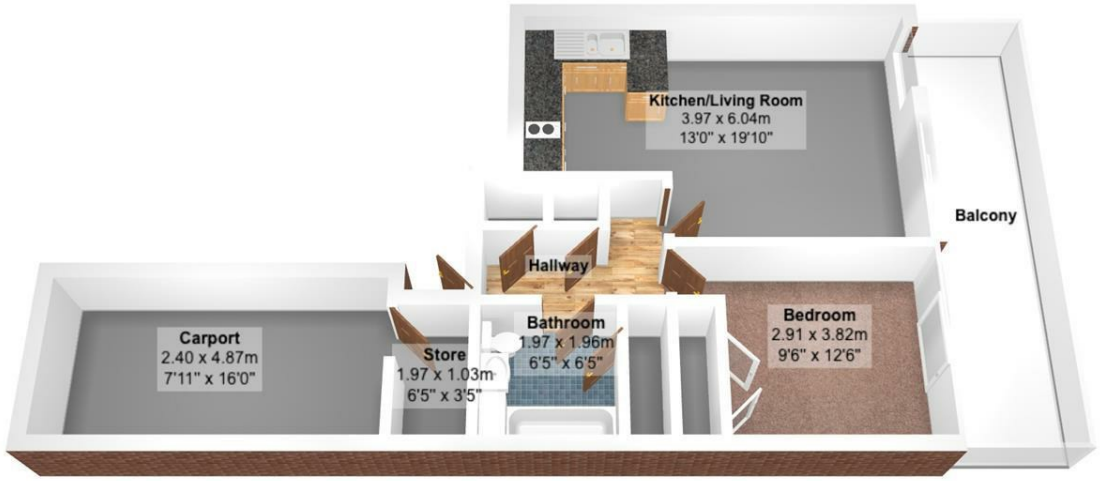
Directions

From The DC Lane office Turn right onto Ford Park Rd 0.6 Continue onto Central Park Ave 1.0 At Pennycomequick Roundabout, take the 3rd exit onto Stuart Rd At the roundabout, take the 1st exit onto Wilton St 1.7 Continue onto Paradise Rd 2.1 Turn left onto Kings Rd 2.5 At the roundabout, continue straight onto Richmond Walk and Ocean Court can be found on the left.

Scan for Material Information

Council Tax Band: D

Floor Plans



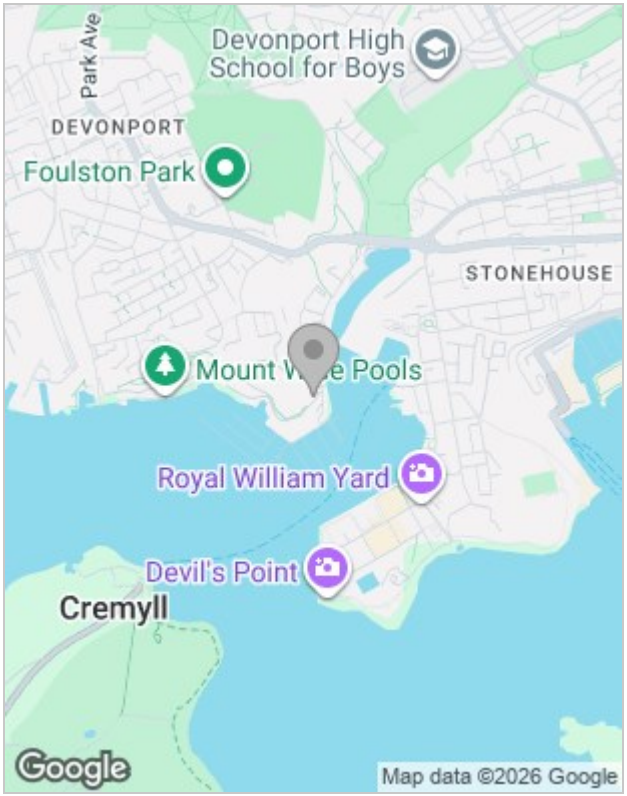
Ground Floor

Total Approximate Area - 59.3 m² ... 639 ft² (excluding balcony)

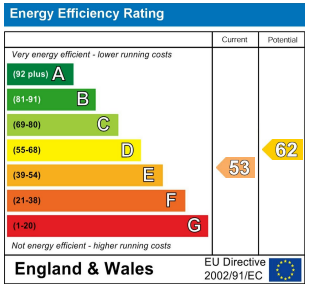
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

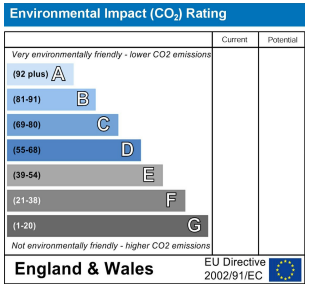
©241Photography for DC Lane

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.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
01752 874242 | hello@dclane.co.uk | www.dclane.co.uk