



## Offers in the region of £170,000

Quadrant Wharf is a development of one, two and three bedroom apartments and split-level homes is positioned next to the successful Quadrant Quay scheme, just a short walk from the bustling city centre and set close to King Point Marina home to the popular Dock restaurant. The development has been thoughtfully designed to make the most of its enviable coastal location. This 3rd floor apartment will appeal to a range of buyers ranging from FirstTime Buyers to Investors. Access is gained to the apartment via a communal lift or stairs. There is an entrance hall with access to an entry phone system, double sized bedroom with fitted wardrobes, modern bathroom and a delightful open plan living space with integrated kitchen area. There is also a east facing balcony for al fresco dining and an allocated parking space. Novahomes would highly encourage an internal inspection of this most charming apartment to fully appreciate everything it has to offer. No Onward Chain.

# novahomes

Established 2008

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## Kingdom Street, Stonehouse, PL1 3GJ

### Communal Hallway

Either from the parking area or pedestrian access doors lead through to communal entrance with lift and stairs leading to third floor.

### Entrance Hall

Built-in utility cupboard with plumbing for automatic washer drier, laminate flooring, video entry phone system, door to:

### Open Plan Lounge/Kitchen/Diner

**5.19m (17' ) x 4.78m (15' 8")**

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in integrated fridge/freezer, dishwasher, built-in electric fan assisted oven, built-in four ring ceramic hob with extractor above, full height uPVC double glazed window to the side, double radiator, laminate flooring, uPVC double glazed door opening onto the balcony.

### Balcony

**2.83m (9' 3") x 1.50m (4' 11")**

Decked balcony with glass surround.

### Bedroom 1

**5.05m (16' 7") x 3.08m (10' 1")**

Full height uPVC double glazed window to the side, built in range of wardrobes with sliding doors, double radiator.

### Bathroom

Fitted with three-piece suite comprising panelled bath basin with fitted shower above and glass screen, wash hand basin and close coupled WC, tiled splashbacks, extractor fan, heated towel rail, tiled flooring, recessed ceiling spotlights.

### Outside

The property benefits from a balcony suitable for al fresco dining along with an allocated parking space and well-maintained communal gardens.

### Agents Note

Length of Lease – 250 years from December 2006

Ground Rent – £150 Per Annum

Service Charge - £1213 Per Annum

### Viewing Arrangements

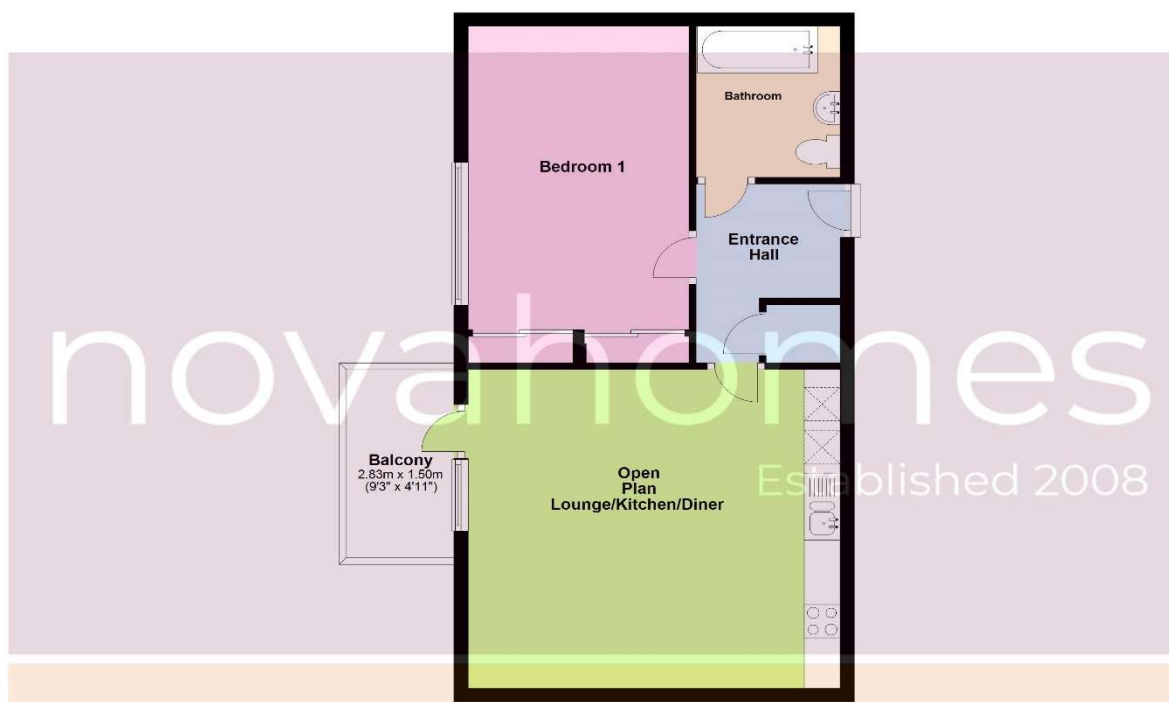
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



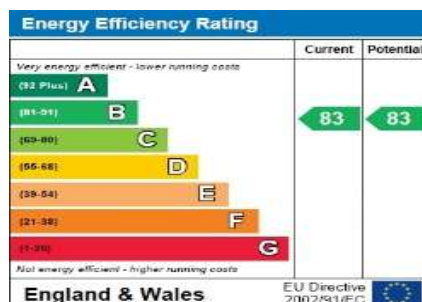




## Ground Floor



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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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