



**Falcon**

01752 600444

## **20 Beaufort House, Mariners Court**

Lower Street, Plymouth, PL4 0BS

Guide Price £350,000 - £375,000







## In Brief

### First floor Stunning chain free Apartment

<b>Reception Rooms</b>	Living room - dining room
<b>Bedrooms</b>	2 Bedrooms
<b>Heating</b>	Electric Heating
<b>Area</b>	683SQFT
<b>Tenure</b>	Leasehold

<b>Parking</b>	Gated secure parking
<b>Council Tax</b>	E

## Description

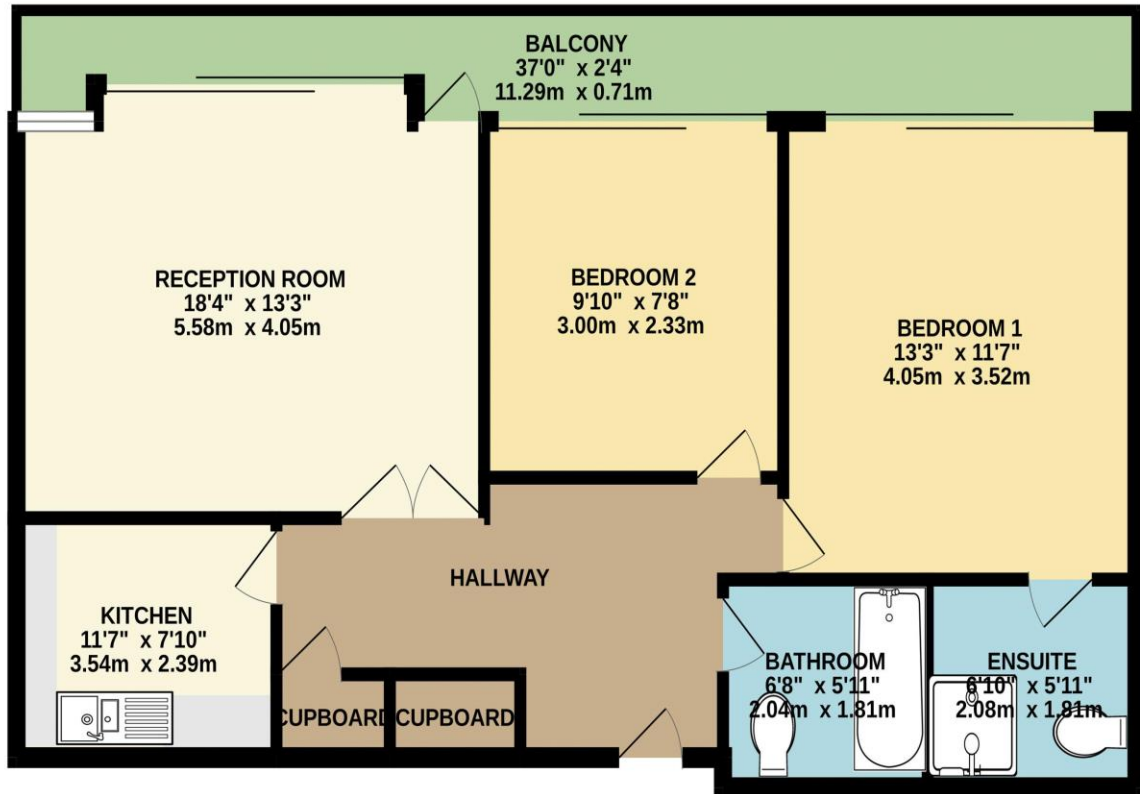
Situated in the ever-popular Barbican location, this exceptional first-floor, two-bedroom purpose-built apartment enjoys truly uninterrupted views across the harbour, with a front-row seat to the ever-changing backdrop of sailing boats and waterfront life. Living here would be an absolute privilege — positioned just moments from Plymouth city centre and the historic charm of the Barbican, yet offering peace, security, and exclusivity. The development benefits from private gated access, with secure entry systems for both the parking area and the building itself, providing reassurance and convenience. The apartment itself is presented to a stunning standard and is being offered to the market with vacant possession, ready for its next owner to move straight in and enjoy. A standout feature is the generous balcony, perfectly positioned to face directly onto the harbour — an idyllic spot for morning coffee, evening drinks, or simply soaking in the panoramic waterfront views. Internally, the property offers two well-proportioned bedrooms, with the primary bedroom benefiting from a stylish en-suite. The kitchen is thoughtfully arranged as a separate space, yet cleverly incorporates a glass window through to the living area, maintaining a sociable feel while still allowing those incredible views to remain a focal point of the home. The main living area is light-filled and perfectly frames the harbour outlook. Whether you are searching for a spectacular main residence, a luxury downsizer, or a stunning holiday home by the sea, this apartment offers lifestyle in abundance. A rare opportunity in a highly sought-after waterfront position — this is one not to be missed. Early viewing is highly recommended

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## Floor Plans

GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.5 sq.m.) approx.  
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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