



Flat 3 , 21 Hoe Street, Plymouth

Offers in Excess of £120,000 Freehold

We are delighted to present this deceptively spacious two double bedroom apartment which is set within an attractive period property and is situated in the popular historic area of the Hoe, providing easy access to the Barbican, city centre, Plymouth Sound and more. Set over two levels this modern apartment benefits from communal gardens, no onward chain and ownership of 1/3 share of the freehold. Walking into the property you access the communal landing with access to the post boxes, utilities and announcements board. The apartment is located on the second floor and also has direct access to the communal gardens via a spiral staircase. The apartment briefly comprises of a modern bathroom and kitchen with views over and, access to the gardens up a few steps you are greeted with a well proportioned master and smaller double bedroom and the lounge which is a great space for sociable evenings with friends. The property is in good condition throughout and would suit a working professional couple looking to buy their first home or perhaps someone looking to down size whilst attaining the easy access to amenities. The property is being offered with no onward chain.

0.95%

Min Fee £1200
INCLUDING
VAT

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Apartment Entrance

You enter the apartment into a spacious hallway with plenty of room to welcome in guests and offer a spot to hang coats and place shoes. There is a flow into the kitchen and bathroom and some steps rise to the further rooms.

Kitchen

10'2" (3.1m) x 9'3" (2.82m)

The bright and airy kitchen is a lovely space to enjoy cooking in and there is a lovely backdrop with a pleasant view out over the garden. There are white gloss units and plenty of work top space for those keen cooks. There is an integrated sink with drainer, oven, hob, dishwasher and fridge/freezer. A door gives access to a spiral staircase that offers direct access out to the lovely garden making it easy to enjoy a spot of alfresco dining in the

summer months.

Bathroom

The fresh bathroom is another well proportioned room offering a shower over the bath, low level wc and a wash hand basin. There is a really deceptive airing cupboard also offering plenty of room for placing toiletries etc.

First Floor

Up some steps you rise to a lovely open landing area with space for a storage unit and it offers access to both bedrooms and to the lounge.

Lounge

15'11" (4.85m) x 10'11" (3.33m)

The lounge is a lovely deceptive space flooded with light from the bay window. The tasteful decor and quality wood



flooring make this a space you could simply slot your furniture into and enjoy from day one. There is plenty of room for enjoying sociable evenings with friends.

Bedroom One

13'11" (4.24m) x 10'11" (3.33m)

The master bedroom offers generous proportions and includes two fitted wardrobes making it easy to slot in with minimal furniture. There is a pleasant outlook out over the street and plenty of further space for a dressing table and chest of drawers.

Bedroom Two

14'7" (4.45m) x 5'10" (1.78m)

This versatile space can be utilised as a bedroom or dining space. There is again tasteful decor and a pleasant outlook out towards the frontage.

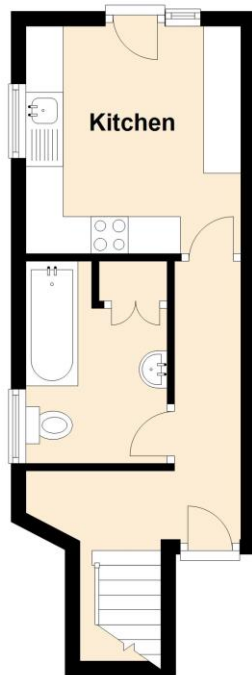
Agents Notes

This apartment comes with use of a lovely garden and has a 1/3 share of the freehold and a responsibility to contribute a 1/3 to any needed repair costs. There are 97 years remaining on the lease.



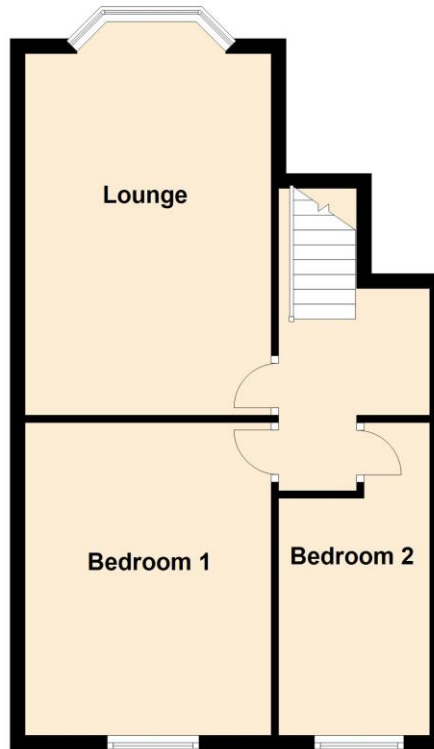
Third Floor

Approx. 21.6 sq. metres (232.8 sq. feet)



Fourth Floor

Approx. 45.1 sq. metres (485.0 sq. feet)



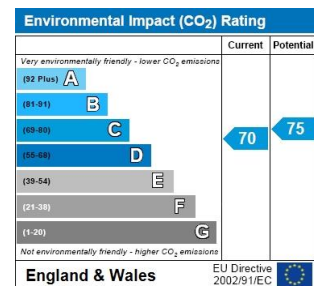
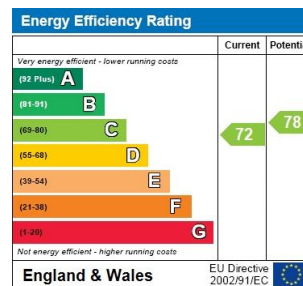
Total area: approx. 66.7 sq. metres (717.8 sq. feet)

Directions

Please contact the office for directions

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.



Please Note The Following

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements, these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services, please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm.

We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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