



Apartment 5a, Elliot Terrace,
The Hoe, Plymouth, PL1 2PL

£199,950

'Elliot Terrace' is arguably one of the most iconic terraces on Plymouth's historic Hoe Promenade. Elliot Terrace and the adjacent Esplanade are the two most imposing and substantial buildings that dominate The Hoe, adjacent to the lawns and in a setting that was made famous by Sir Francis Drake.

Plymouth Sound has an impressive maritime history, with the busy waters constantly frequented by a mixture of naval, commercial and leisure crafts. The open spaces in this area are most appealing and offer many areas for recreation including a bowling green, sea facing footpaths and walkways part of which lie in Victorian gardens. The Theatre Royal, Guildhall and Drake Circus, the modern shopping centre in the City Centre, are within about half a mile, while the historic Barbican and Sutton Harbour, with its protected waters and bustling marina, are a similar distance away. The elegant buildings of Elliot Terrace are Grade II* listed and form an important planned group of terraces and villas by Foulston and his pupil George Wightwick, and is mentioned in Pevsners 'The Buildings of England'. The Italianate style of this building is extraordinary with a stucco front and slate roof.

The entrance is via a Gothic style paired porch with Corinthian columns. The history of this terrace is notable, being the homes of both the famous British writer, Sir Arthur Conan Doyle, who once lived in No 6 adjacent, and Nancy Astor, the first woman to take her seat as a Member of Parliament, who owned No 3, which was subsequently bequeathed to The City of Plymouth.

This spacious lower ground floor apartment has an entrance from the street at the rear and can also be accessed via the front communal entrance and the lift to the lower level.

The entrance to the apartment leads to a hallway with doors to all principal rooms. There is a kitchen, bathroom with two spacious double bedrooms, one bedroom having a period fireplace and an impressive lounge. There is a beautiful stained glass door from bedroom two which leads to the front courtyard. Ideal for sitting out on a summer evening.

We recommend an early viewing to appreciate this unique apartment, which with some refreshment could be spectacular.

AGENTS NOTE

There are section 20 works being undertaken, of which the new purchaser may be responsible. The Section 20 costs are currently £4,049.13 this is subject to change.

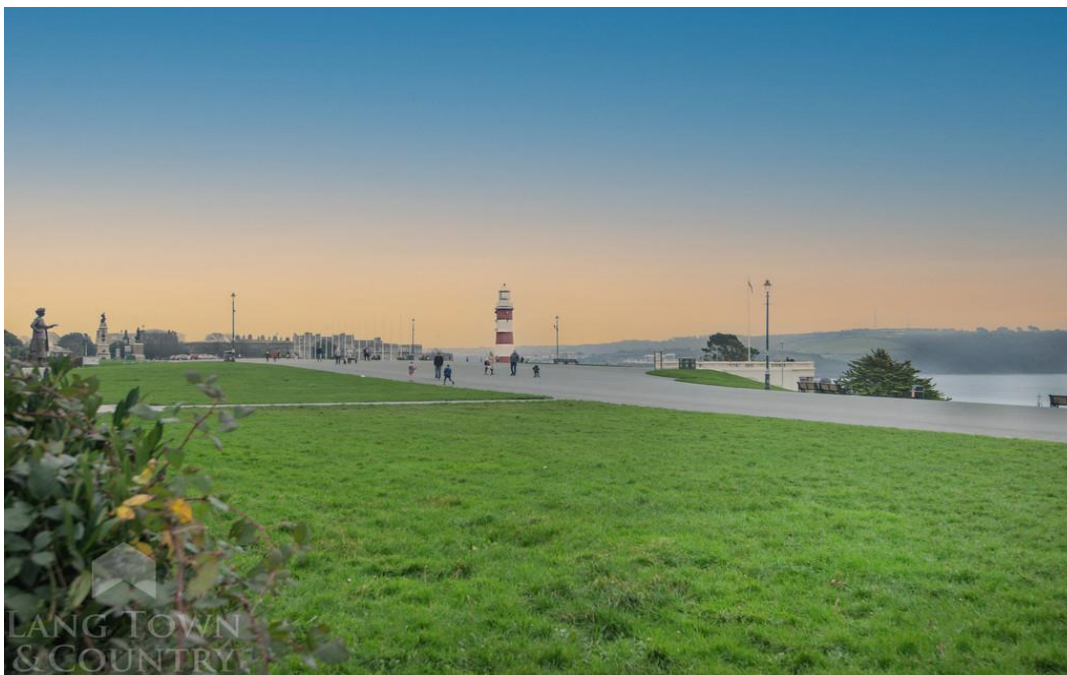
The photos taken of Plymouth Hoe promenade and the view of Drakes island are not the views from this property.

PROPERTY INFORMATION

Tenure: Leasehold
Local Authority: Plymouth City Council
Council Tax: Band A

LEASE INFORMATION

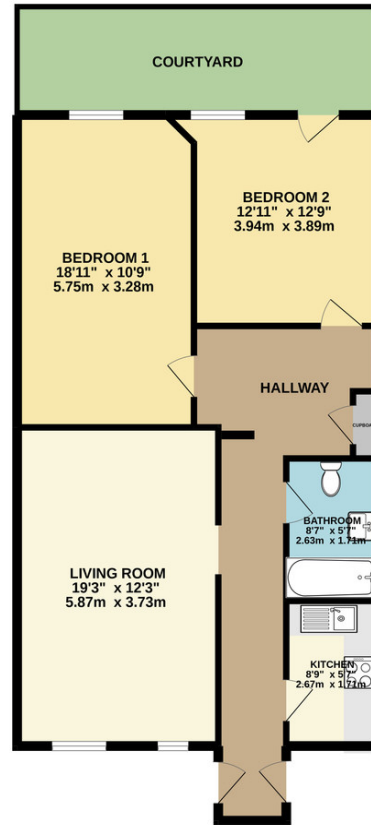
We understand the apartment is held on Lease with 98 years remaining and subject to a service charge of the service charge from 1st April 2023 to 31st March 2024 is £1,047.54. but this is subject to change and a peppercorn rent. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909)



LOWER GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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