



LANG TOWN
& COUNTRY

Second & Third Floor Flat, 61 Citadel Road, The Hoe, Plymouth, Devon, PL1 3AX



Price £265,000



Lang Town and Country are delighted to present to the market this fantastic, spacious Grade II Listed apartment in an enviable position set between The Hoe and the city centre.

The property boasts many original features including coved ceilings, friezes, ceiling roses and open fireplace. An ideal opportunity to purchase a character property in a superb location. The apartment is situated towards the western end of Citadel Road close to the junction with St James Place East and West, this delightful position is only moments' walk from the Hoe Promenade offering breathtaking views over Plymouth Sound and recreational space. The city centre is less than half a mile away and offers a wide range of amenities including the nationally renowned Theatre Royal, Drakes Circus shopping complex and the historic Barbican with its numerous restaurants, cafes, bars and bespoke boutiques.

From the front door an impressive communal entrance hall with period features leads to the second and third floor duplex apartment. On the second floor a delightful period living room with south facing windows allows ample light; dark marble working open fire, picture rails and detail coverings to ceilings, recesses either side of the fire provide open shelving. The kitchen / diner is a wonderful room for entertaining offering 'L-shaped' kitchen with a range of base and wall mounted units, integrated dishwasher and eye level double ovens, and gas hob with overhead extraction hood, a recessed storage cupboard, and picture rails. A window overlooks the terrace and beyond towards the city. On the half landing a private roof terrace allows for summer entertaining. This truly is a fantastic addition to this fine residence.

On the top floor a pair of spacious double bedrooms with stripped wooden floors offer a quiet place to relax, ample space for free standing wardrobes etc. The bathroom comprises corner bath, enclosed double shower, pedestal wash hand basin, external window and stripped wooden floors. On the landing there is space for a study area and access to the loft.

Lang Town and Country would highly recommend an internal inspection of this most delightful apartment to appreciate the accommodation and location on offer.

Lease Information:

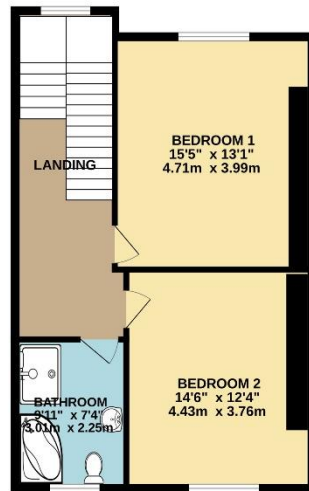
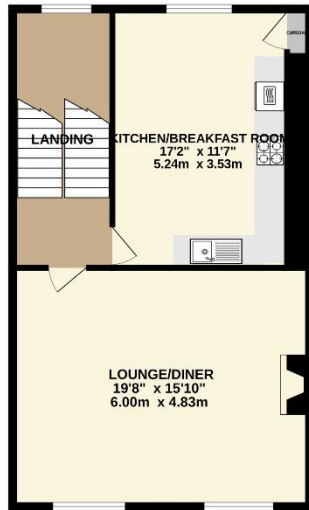
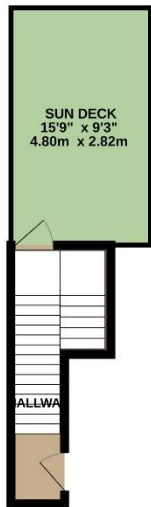
We understand the apartment has a share of the freehold with an underlying lease. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



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

www.langtownandcountry.com





TOTAL FLOOR AREA : 1336 sq.ft. (124.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
 Made with Metropix 5/2024



Lang Town & Country
 6 Mannamead Road
 Plymouth
 PL4 7AA
 Tel: 01752 200909
 Email: waterside@langtownandcountry.com
www.langtownandcountry.com

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

