



Flat 3, 2 Elliot Terrace, The Hoe, Plymouth, Devon, PL1 2PL

Guide Price £270,000



Situated on the 1st and 2nd floors in the centre of an historic terrace of houses running across the rear of The Hoe and within easy reach of the city centre with the nationally renowned Theatre Royal, Drake Circus shopping complex and the historic Barbican with a fine selection of restaurants, cafes, and bespoke boutiques.

Elliot Terrace is a landmark Grade II * Listed terrace that forms an important part of Plymouth's history and was erected in 1869 by John Pethick, a leading Victorian property developer. Sir Arthur Conan Doyle, creator of Sherlock Holmes, lived at 6 Elliot Terrace during 1882 and in 1919, Nancy Astor, the first woman to take her seat as a Member of Parliament, lived with her husband at number 3 Elliot Terrace whilst number 2 Elliot Terrace was used as private residences including retirement residences for previous employees.

The apartment is entered via an imposing Gothic style porch with Corinthian columns into the communal entrance hall with stairs rising the first and second floor giving access to the apartment. The principal accommodation is very spacious with high ceilings and includes many period features and comprise of a long hallway with a cloakroom/WC and a range of deep walk-in store cupboards and a winding staircase leading down to the bedroom accommodation on the first floor of the building.

The spacious and light kitchen/breakfast room has two sash windows to the rear and is fitted with a modern range of cupboards and eye level units incorporating a one and a half bowl sink unit, integrated electric oven and 4 ring gas hob with extractor over and space for a fridge/freezer and washer/dryer. There are glazed folding doors opening into a light and airy lounge which is dual aspect with 3 sash windows to the rear and a superb period fireplace with cast grate.

On the first floor the accommodation is again generous in proportion with two double bedrooms. Bedroom one has two windows to the rear and an impressive period fireplace. Bedroom two is also a double room and has a window to the rear. On this level is also the fitted family bathroom, comprising bath with glazed screen and shower attachment over, wash hand basin with vanity cupboard below, WC, chrome heated towel rail and tiled flooring. From the hallway there are three walk-in storage cupboards, one housing the original 'dumb waiter' mechanism and second entrance door opening out on to the communal first floor landing. Parking is provided via Plymouth City Council Residents Permit Scheme.'

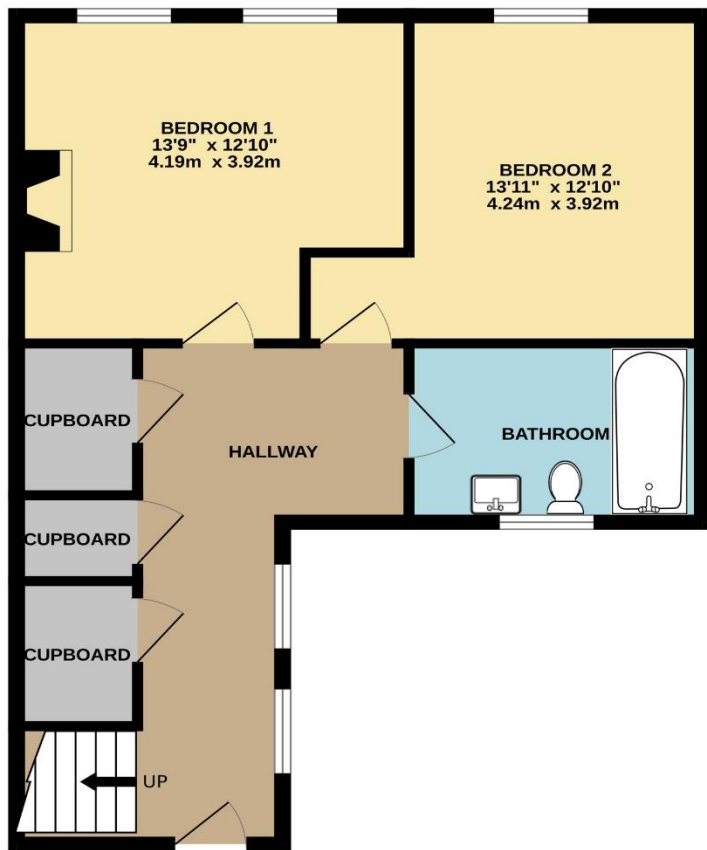
We understand the apartment is held on a sharing freehold with each flat/apartment owns a share of the lease. 993 remaining on the lease & service charge £1,422.22 PA. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.



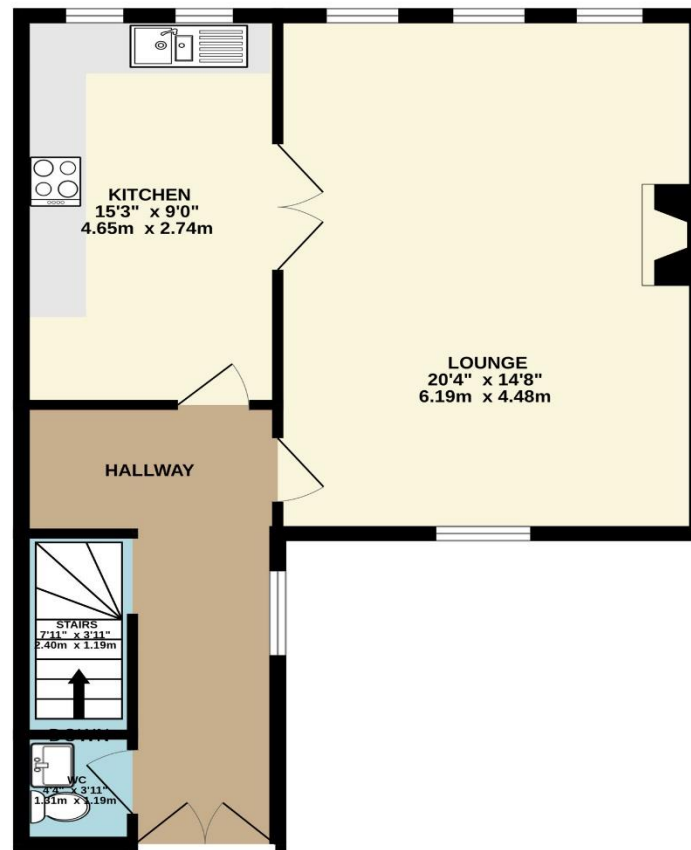
To view this property call Lang Town & Country Estate Agents on [01752 200909](tel:01752200909).



FIRST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



SECOND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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.
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