



LANG TOWN
& COUNTRY

Apartment 26, Peirson House, 175 Notte Street, The Hoe, Plymouth, PL1 2BT

Guide Price £240,000

Lang Town and Country are delighted to present to the market this spacious 2nd floor two-bedroom apartment which is being sold with vacant possession and no onward chain.

Peirson House" is ideally nestled between the City Centre and The Hoe and allows easy access to a host of local amenities including a dentist, doctors surgery and the Theatre Royal. The Barbican and King Point Marina are also within close proximity.

Being offered to the market with vacant possession and no onward chain, this charming 2nd floor apartment briefly comprises of an entrance hall, storage cupboard which currently houses the boiler, a bathroom with separate shower cubicle and 2 double bedrooms. There is a wonderful open plan lounge/kitchen/diner. There is range of integrated appliances namely hob/oven, microwave, and fridge/freezer.

From the lounge there is access to a full-length balcony, which can also be accessed via the bedroom. The property has use of the well-maintained communal gardens which are situated at the rear of the block. A viewing can be highly recommended.

Agents Note

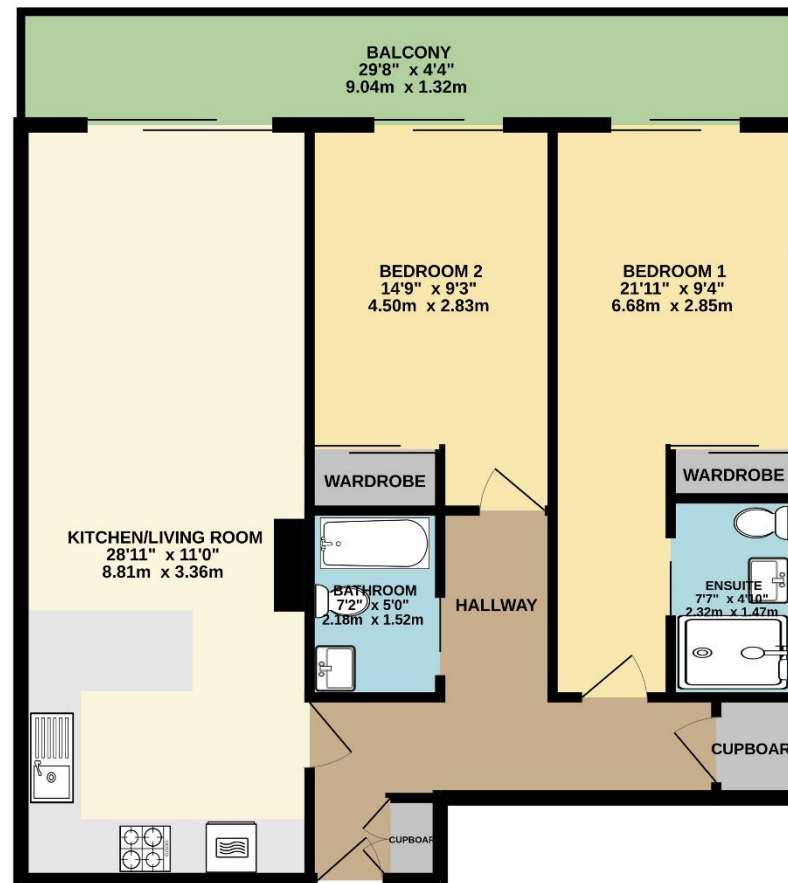
Images used are from Apartment 50 which is of a similar layout. Apt 26 is currently tenanted.

We understand the apartment is held on Lease with TBC years remaining and subject to a service charge of approximately TBC per year from, but this is subject to change and an annual ground rent of approximately TBC. 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**







TOTAL FLOOR AREA: 815 sq.ft. (75.7 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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