



Flat 2, 5 Pier Street, West Hoe,
Plymouth, Devon, PL1 3BS



Guide Price £160,000



Lang Town and Country are delighted to present to the market this well-presented 2 bedroom, 1st floor apartment. The property is set in a tree-lined street leading down to the Hoe Foreshore in a very sought-after area, West of Plymouth's historic Hoe, and yards from Grand Parade with its breath-taking views across Plymouth Sound, and several restaurants and attractions to enjoy the setting.

The property is approached from level access from Pier Street where there are stairs leading to this charming 1st floor apartment. There is a communal hallway with access to all 3 apartments. In brief, the apartment comprises, a spacious bright South/Westerly facing bay fronted lounge/diner with feature fireplace and access to an enclosed kitchen. There is a family bathroom with bath and overhead shower, wash hand basin, WC, tiled walls, and window to the rear providing natural light and ventilation. The master bedroom is a double sized room and has a door to the rear providing access to a metal spiral staircase where there is an enclosed and charming communal garden. There is also a single bedroom with a window to the side.

You can apply for an on-street parking permit (Plymouth City Council) the property also benefits from gas central heating, uPVC double glazed windows and access to a communal garden.

We are also advised that the purchaser of this apartment would obtain a 1/3 of the freehold with no management company fees. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

Council Tax Band: B



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



FIRST FLOOR FLAT
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Lang Town & Country
6 Mannamead Road
Plymouth
Devon
PL1 2AG
01752 200909
waterside@langtownandcountry.com

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