



60 Chichester House Citadel Road, The Hoe, Plymouth, Devon, PL1 3BA



£140,000



Lang Town and Country are delighted to present to the market this wonderfully situated apartment in the iconic "Chichester House". Located on the 15th floor with spectacular views south, overlooking The Hoe, Drake's Island and beyond, this apartment is conveniently placed to take advantage of the nearby Hoe, the Historic Barbican and a range of local amenities in Plymouth City Centre. The apartment has is being offered with No Onward Chain and offers arguably the finest water views in the city.

The block is accessed by a secure entrance to the communal lobby which houses the "home managers office", a waiting area and lifts to all the floors. The apartment itself consists of 2 spacious double sized bedrooms with bedroom 1 benefitting from a built in wardrobe. Importantly, both of the bedrooms are "front facing" and so enjoy the stunning views. The lounge/diner offers stunning and panoramic views across Plymouth Sound, the Breakwater, and Drakes Island. There is also a fitted kitchen and a fitted shower room. The apartment also has the added benefit of 2 useful built in cupboards in the hallway. The property benefits from uPVC double glazing and electric heating. There is lift access and generous sized communal gardens which are well maintained.

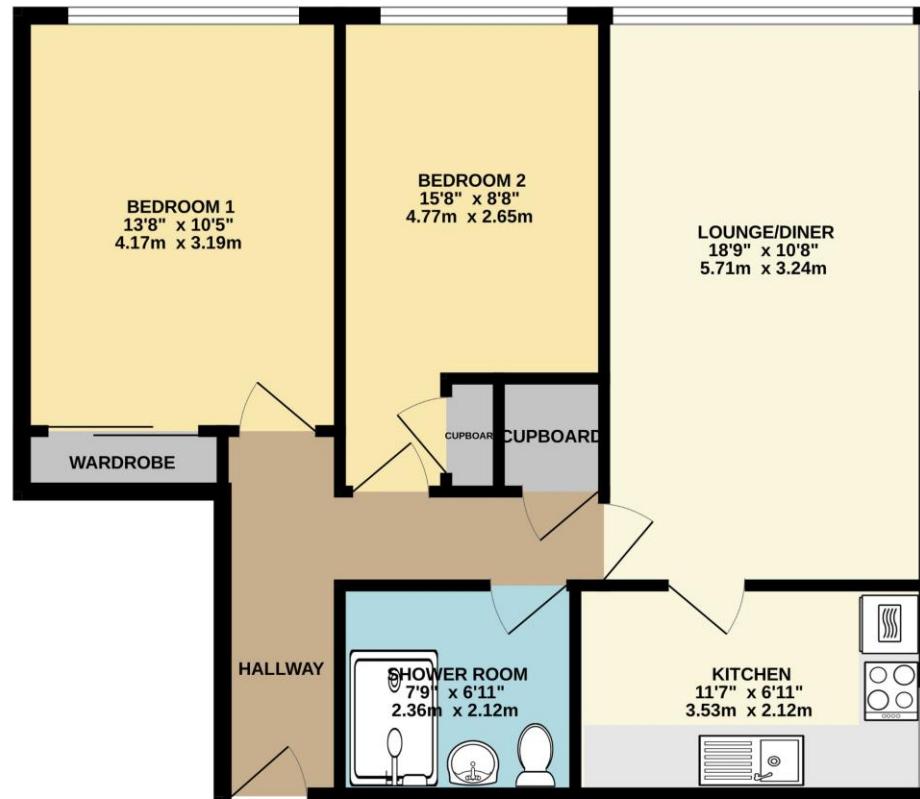
The property also has the added benefit of access to the communal car parking but a permit can be purchased through the council, if necessary.

Lang Town and Country would highly advise an internal inspection of this beautiful apartment to enjoy the fine living accommodation, and truly breathtaking and stunning views.

**Lease Information:** We understand the apartment is held on Lease with 82 years remaining but we understand the current vendors are in the process of getting extended and subject to an annual service charge of approximately £2,734.08 per year and an annual ground rent of approximately £10. 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: 699 sq ft. (64.9 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 condition or working order can be given.  
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