



LANG TOWN  
& COUNTRY

Flat 6, 18 Elliot Street, The Hoe, Plymouth, Devon, PL1 2BA



## Offers Over £300,000



Lang Town and Country are delighted to offer this superb second floor apartment just a few steps from The Hoe, beautifully presented, most spacious and light with two double bedrooms, ensuite, covered terrace, parking and external storage.

This stunning second floor apartment is located in Elliot Street, a grand period terrace which very close to The Hoe Promenade, one of the most iconic locations within Plymouth. Just a few steps away from the property, you will find yourself on the promenade and parkland of The Hoe enjoying outstanding views of Plymouth Sound and Mount Edgecumbe. By foot or bicycle, you can easily reach The Barbican and waterfront, plus you are only a few minutes' walk into Plymouth's city centre shops and parade.

The beautifully presented property was completed in 2017, finished with high quality fittings of contemporary design, the apartment feels really light and airy having plenty of windows to all aspects which include windows to both the ensuite and bathroom. Located on the mezzanine of the second floor you can access the property via stairs or use the lift to the main landing, and the entrance door opens into a really useful lobby, perfect for hanging coats and shoe storage.

Once inside, you will find a lovely open plan living area and kitchen, there is plenty of room for soft furnishings and bookcases, and you can place a dining suite comfortable within the kitchen area. The luxury kitchen has been fitted with a range of cabinets and appliances which include an electric oven plus combi microwave oven, fridge-freezer, midi dishwasher and hob with extractor. French doors open from the kitchen directly onto a covered terrace, the perfect place to sit outside and relax. The living areas have been fitted with Oak veneered engineered flooring, and panelled doors open through to the remaining accommodation.

Both bedrooms are generous double rooms, with the master bedroom featuring a walk-through wardrobe which leads to the ensuite, a fully fitted bathroom with shower over bath and matching suite with tiled floors and walls. The separate bathroom is similarly designed again with fitted bath suite and shower, completed with elegant modern tiling to the floor and walls. This bathroom is accessed through a really useful utility area which also provides generous storage space and houses the boiler and water tank, a clever design which allows the occupier to keep their laundry away from the living areas.

The apartment also benefits from a parking space located at the rear of the building, of which at the head of the space there is a timber shed providing adequate storage for outdoor equipment such as golf clubs or a bicycle. Fitted with gas central heating and double glazing.

An early viewing is essential to appreciate this beautiful apartment in a fabulous location.

We understand the apartment is held on Lease with 241 years remaining and subject to a service charge of approximately £1,472.32 per year, but this is subject to periodic review and an annual ground rent of approximately £250.00. 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:01752 200909).



2ND FLOOR  
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.7 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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Lang Town & Country  
6 Mannamead Road  
Mutley  
Plymouth  
Devon  
PL4 7AA  
Email: [waterside@langtownandcountry.com](mailto:waterside@langtownandcountry.com)  
Tel: 01752 200909

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