



LANG TOWN
& COUNTRY
WATERSIDE

Offers Over £200,000

A modern apartment situated in a conveniently positioned gated development on Plymouth Hoe, within easy reach of the historic waterfront, Theatre Royal and City Centre.

'St James Mews' comprises a range of apartments set within a gated mews development. Highlights include a spacious open plan reception for entertaining, parking and storage facilities for those with hobbies looking to store surfboards, bikes, etc.

From Crescent Avenue, a security-controlled gate leads into the development with carport parking space and the excellent storage cupboard for the apartment.

Lang Town and Country delighted to present to the market this 1st floor apartment which is being offered with vacant possession and no onward chain. Upon entering the apartment, you immediately walk into an entrance hallway which is perfect for coats and shoes. Stepping through the entrance hallway, there is an inner hallway which provides access to the principal rooms and a storage cupboard.

This first floor apartment comprises of two double bedrooms with the master bedroom benefiting from a partially tiled en-suite shower room. There is also the main bathroom with part tiled walls, separate shower cubicle, hand wash basin, W.C and cupboard housing the boiler for the gas central heating.

The kitchen/diner is fitted with a range of integrated appliances including fridge freezer, dishwasher, electric oven and gas hob. There is also room for table and chairs.

The living room is a spacious room and benefits from a Juliet balcony offering views across the communal areas and is perfect for plant pots.

This first floor apartment has the benefit of a car port with a large storage cupboard and additional visitors parking on a 'first come' basis.

Whether you're a first-time buyer, downsizer, or looking for a secure home in a superb location, this thoughtfully designed apartment offers a unique opportunity to live in one of Plymouth's most desirable spots.

An internal viewing is highly recommended to truly appreciate all that it offers.

We understand the apartment is held on a Lease with approximately 976 years remaining and subject to a service charge of approximately £1988 per year.

The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification.

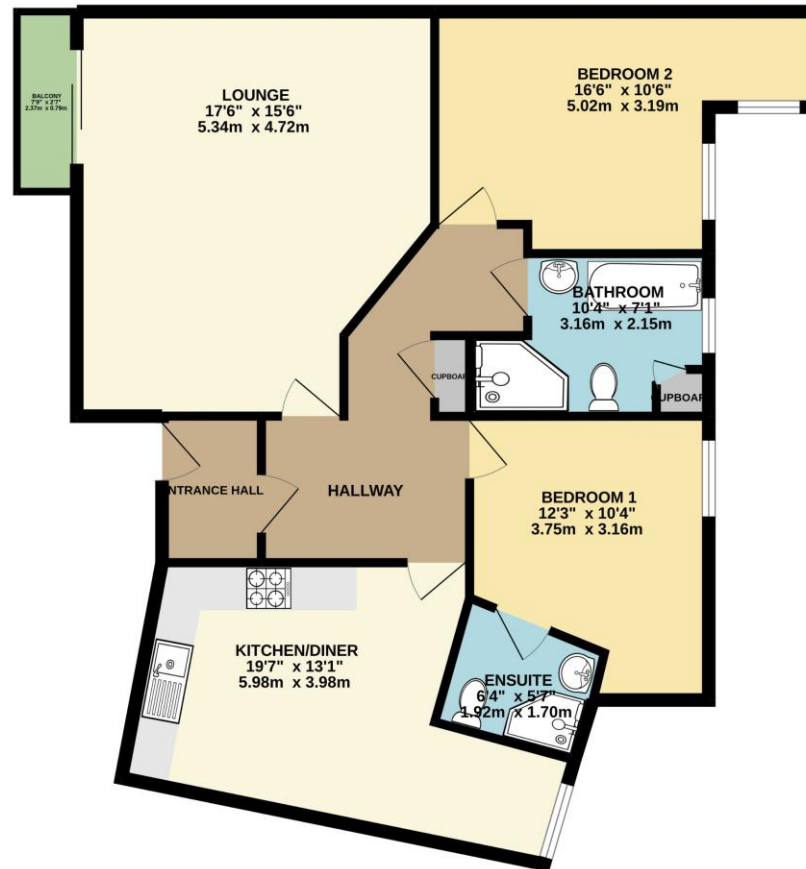
The freehold is owned by the resident's company comprising of all leaseholders.

To view this property call Lang Town & Country Estate Agents on **01752 200909**.





GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
PL4 7AA
Email: waterside@langtownandcountry.com
Tel: 01752 200909

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