



LANG TOWN
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Lady Hamilton House, Flat 10, 9 Nelson Gardens, Stoke, Plymouth, Devon, PL1 5RH

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SALES

£150,000



Tucked away in the heart of Stoke Village, at the quiet end of Nelson Gardens, stands the elegant Lady Hamilton House — a beautiful Grade II listed building steeped in character and charm. Set within well-tended communal gardens, this distinguished residence offers a secure and welcoming environment, complete with an intercom entry system, gated parking, and the convenience of a lift serving all floors.

Positioned on the first floor, the apartment itself is wonderfully light and airy. High 11-foot ceilings and large sash windows flood the space with natural light, creating a graceful sense of openness throughout. Nestled at the rear of the building, the apartment enjoys peaceful views over the landscaped gardens below.

Upon entering, a welcoming hallway provides access to all rooms and includes a handy storage cupboard, there is also a boarded out loft space above the hallway for extra storage. The lounge/diner is particularly inviting, featuring an elegant fireplace as its centrepiece, along with two grand sash windows that frame delightful garden views. There's ample room here for both comfortable seating and a dining area, making it an ideal space for relaxing or entertaining.

The kitchen is thoughtfully designed, offering plenty of cupboard space, worktop area, and a full range of appliances — all of which the current owner is happy to include in the sale. The bedroom is generous in size, continuing the sense of light and calm, with another outlook to the rear gardens. The bathroom is neatly presented, complete with a shower over the bath, wash basin, and WC.

The property is offered for sale with no onward chain, ensuring a smooth and straightforward purchase. Outside, residents benefit from a secure, fob-controlled parking area with an allocated parking space for this apartment.

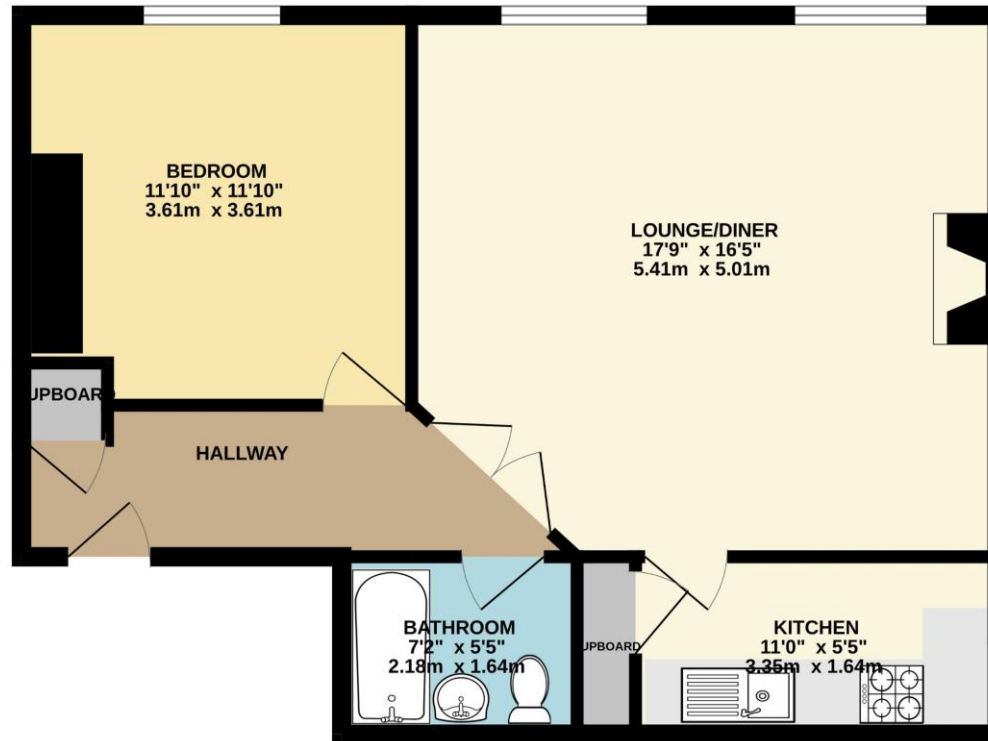
The communal gardens are a real highlight of this charming development — beautifully maintained and perfect for quiet enjoyment. Pets are also welcome, making this a truly comfortable home for all.

Leasehold information: The apartment is held on a lease with approximately 88 years remaining and a management charge of approximately £2,450 per annum.



To view this property call Lang Town & Country Estate Agents on **01752 256000**.





TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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