



LANG TOWN
& COUNTRY
950 4

Flat 3, 260 Citadel Road, The Hoe, Plymouth, Devon, PL1 2PY



Price £180,000

Nestled along the elegant curve of Citadel Road stands a charming grade II listed Georgian building, gracefully reimagined into four individual apartments. The first-floor residence within offers both the warmth of a home and the promise of a sound investment.

From the entrance porch on Citadel Road, a staircase rises to the apartment's front door. Inside, an inviting hall opens into a magnificent sitting room, a grand space measuring over six meters in length, with lofty ceilings measuring 3.61m true to its Georgian heritage and twin sash windows that bathe the room in light. A decorative fireplace anchors the space, adding a touch of period charm to its generous proportions.

To the rear, a modern kitchen and breakfast room blends contemporary design with practical living. Sleek fronted units are paired with solid wooden work surfaces, while integrated appliances and thoughtful details, such as space for a dishwasher, washer/dryer, and larger fridge/freezer, make it a well-equipped culinary space. A Valliant combination boiler provides efficient heating and hot water, and engineered oak flooring flows through to a set of French doors that open onto a delightful south-facing roof terrace. From here, steps lead down to the apartment's private, allocated parking space, an enviable convenience in this sought-after area.

The bedroom is a serene double room with ample space for wardrobes and soft natural light. The family bathroom features a contemporary pear-shaped bath with shower over, a modern vanity unit with bowl sink, a concealed-cistern WC, heated towel rail, and tasteful tiling complemented by engineered flooring.

Throughout, the apartment benefits from gas central heating and double-glazed windows. In addition to the private parking, residents can also take advantage of the local permit parking scheme.

Blending timeless Georgian character with modern comfort, this first-floor apartment at 260 Citadel Road offers a rare opportunity to enjoy classic architecture and contemporary living in one elegant home.

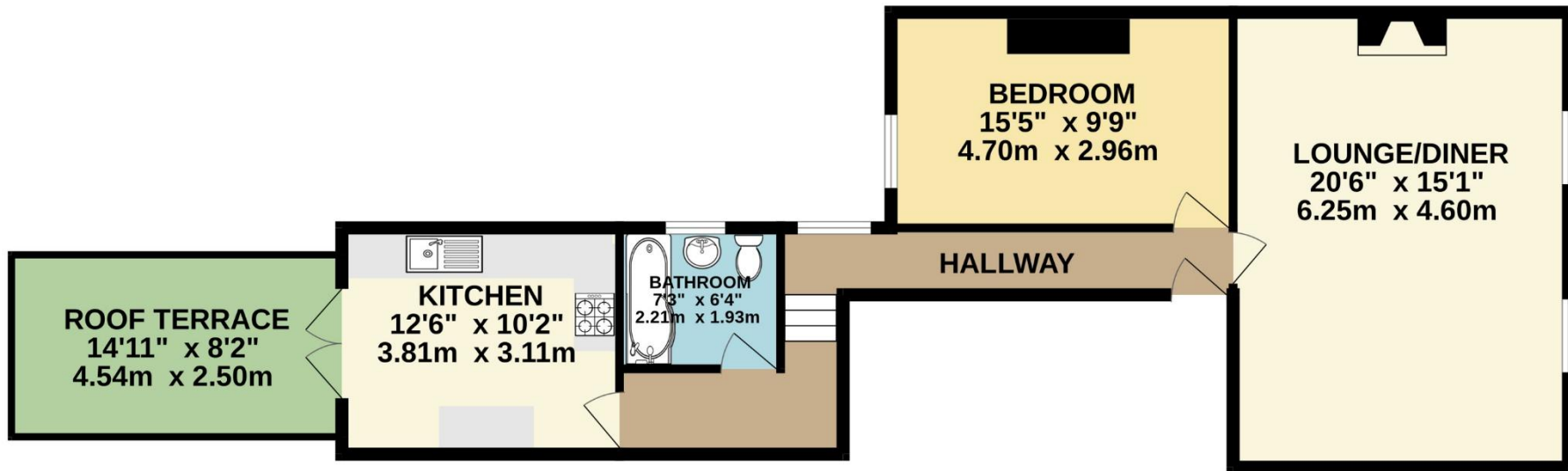
Lease Information: We understand that the apartment is held on Lease with 986 years remaining and the owner of each apartment owns a share of the Freehold. The above information is provided in good faith although we would recommend that prospective purchasers consult their own solicitor for formal verification

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

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TOTAL FLOOR AREA : 742 sq.ft. (69.0 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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