



Flat 7, 4 Elliot Street, The Hoe, Plymouth, PL1 2PP



£160,000

Nestled on Elliot Street in the highly sought-after Hoe district, this beautifully presented apartment enjoys an enviable position just moments from the waterfront of historic Plymouth Hoe.

Plymouth Sound has an impressive maritime history, with the busy waters constantly frequented by a mixture of naval, commercial and leisure crafts. The open spaces in this area are most appealing and offer many areas for recreation including a bowling green, sea facing footpaths and walkways part of which lie in Victorian gardens. The Theatre Royal, Guildhall and Drake Circus, the modern shopping centre in the City Centre, are within about half a mile, while the historic Barbican and Sutton Harbour, with its protected waters and bustling marina, are a similar distance away.

Accessed via a lift, the large open-plan kitchen and dining area features modern white units, a breakfast bar with stools, and a dining area furnished with a pine dining table and chairs, perfect for both everyday living and entertaining.

A separate utility room adds practicality, equipped with a washing machine, freestanding tumble dryer, and a separate WC with wash hand basin.

The generous living room is neutrally decorated and enhanced by a contemporary pebble-effect fireplace, creating a welcoming and versatile space.

The well-proportioned bedroom features a large pine bed, freestanding partly mirrored wardrobe, chest of drawers, and bedside table. The stunning en-suite bathroom boasts a rain-shower head over the bath, timed heated towel rail, and an infrared touch mirror, adding a touch of luxury.

An early viewing is highly recommended to appreciate this spacious apartment in a very popular location.

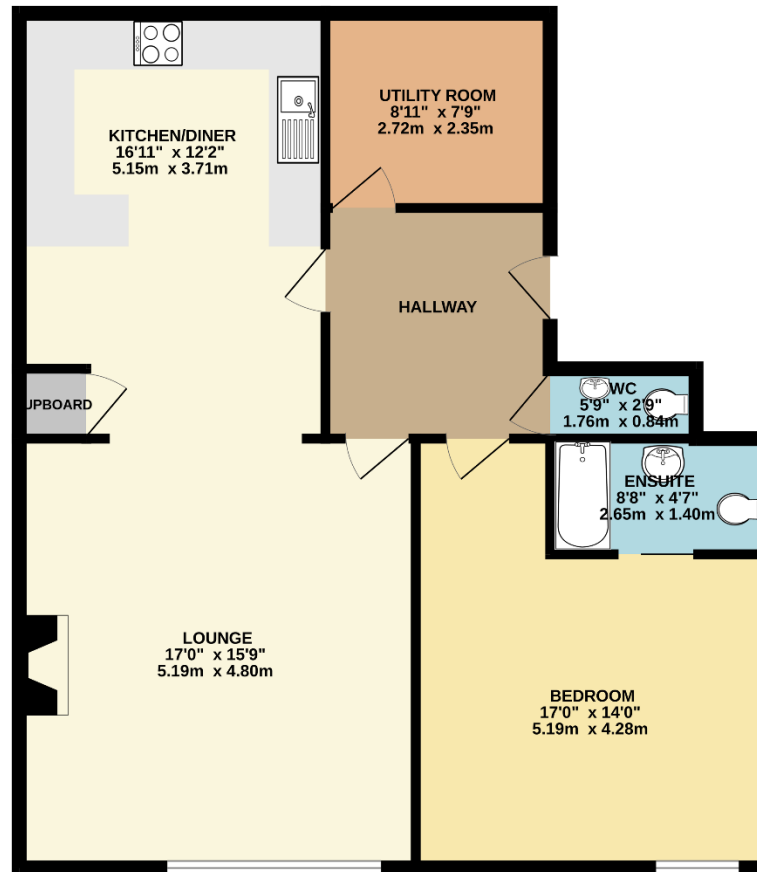
Agents Note: Permit Parking is available for purchase

Lease information: We understand the apartment is held on a long lease (approx. 984 years, ground rent £1 pa not collected), and each flat/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**







TOTAL FLOOR AREA : 879 sq.ft. (81.7 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  
Plymouth

PL4 7AA

Tel: 01752 200909

Email: [waterside@langtownandcountry.com](mailto:waterside@langtownandcountry.com)

[www.langtownandcountry.com](http://www.langtownandcountry.com)

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