



Apartment 50, Peirson House, 175 Notte Street, The Hoe, Plymouth, PL1 2BT



**Guide Price £230,000**



Lang Town and Country are delighted to present to the market this beautifully presented 4<sup>th</sup> floor apartment. "Peirson House" is ideally nestled between the City Centre and The Hoe and allows easy access to a host of local amenities including a dentist, doctors surgery and the Theatre Royal. The Barbican and King Point Marina are also within close proximity.

This well-presented apartment is ideally situated at the end of the corridor and in brief comprises entrance hall, two double bedrooms, both of which have built in wardrobes and have sliding door which provide access to the full-length balcony. The master bedroom benefits from a side window allowing light to stream through. There is also access to a well maintained en-suite shower room. On the landing there is a spacious cupboard and a utility cupboard with plumbing for the washer/dryer and a separate cupboard housing the heating system. There is also a family bathroom. The lounge/diner/kitchen area is a fantastic area. The kitchen benefits from units and a range of integrated appliances namely larder style fridge/freezer, hob and oven with extractor hood and a dishwasher. The breakfast bar separates the kitchen area from the lounge/diner which in turn leads to the spacious balcony. The balcony spans the entire length of the apartment and is a superb area to entertain or sit and enjoy the views of the city and beyond.

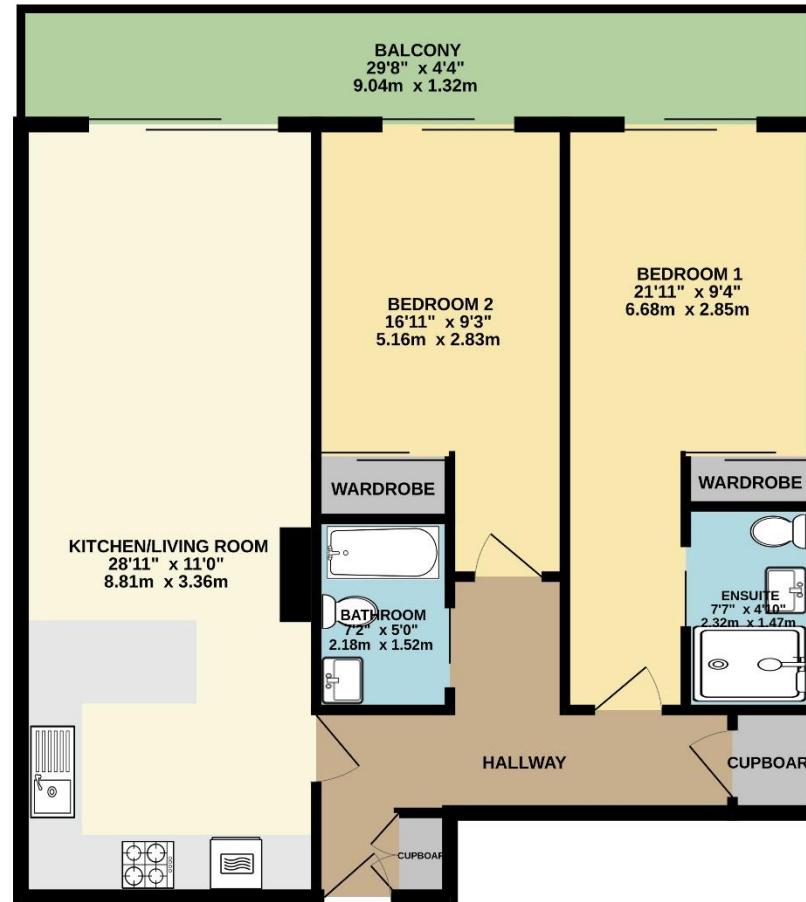
The property is currently tenanted but can be sold with vacant possession and no onward chain. A viewing can be highly advised.

We understand the apartment is held on Lease and we are currently awaiting more detailed information. 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 : 815 sq.ft. (75.7 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 only. 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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