



Peirson House Plymouth Hoe, Plymouth PL1 2BT

Offers Over £280,000

LUKE BOON
POWERED BY **exp** UK



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Graph

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Built in 2021 and located on Plymouth Hoe, Peirson House is a superb modern building finished to a wonderful standard. The building has a modern and sleek entrance atrium, with two lifts, beautiful residents gardens and a secure underground car park.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

Located on the garden level or first floor via the Notte Street entrance, you enter the property into a spacious entrance hall which gives access to the open plan living space, both bedrooms, utility cupboard and complementary bathroom. The entrance hall is very well presented throughout and houses the telephone entry system and thermostat.

The utility cupboard has plumbing and space for a washing machine and tumble dryer. There is a roll top work surface with ample storage space. The heat exchange unit is located within the cupboard.

The open plan living space runs the full width of the apartment and has a large lounge area which leads out onto the terrace and a beautifully presented kitchen. The room is divided by a breakfast bar.

The kitchen is superbly presented with a wide range of gloss wall and base mounted units, a Quartz work surface and range of integral Beko appliances. There is a composite sink drainer unit with a mixer tap and glass splash backs.

Both bedrooms are a good double size, have built in wardrobes and give access out onto the terrace. The main bedroom suite has an additional window to the side elevation and access into an en-suite shower room. The en-suite has a high end finish, with a large walk in shower, low level w/c, hand wash basin with storage under and a heated towel rail. The en-suite is fully tiled and has a large mirror with secondary mood lighting to finish.

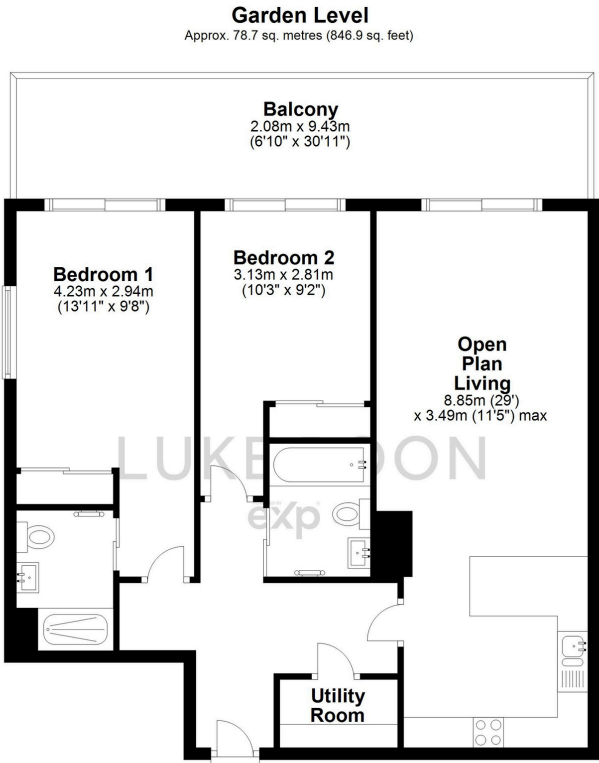
The bathroom has a matching suite to the en-suite shower room complete with a bath with a shower overhead.

Externally, the property has a large south facing terrace which is accessed via the open plan living space and both bedrooms. The terrace is hard paved and has space for a number of bistro tables and chairs, and gives access out onto the residents gardens.

The residents gardens are superbly presented, with an artificial lawn, large patio with a pergola and water fountain.

The property has an allocated parking space located in the secure underground residents car park.

- Tenure - Leasehold
- Lease Length - 245 Years
- Service Charge - £1950 Per Annum
- Ground Rent - £200 Per Annum
- EPC - B 83/83
- Council Tax Band - C
- Services - Mains Water, Drainage & Electricity - Access to Fibre Broadband



Total area: approx. 78.7 sq. metres (846.9 sq. feet)
Peirson House, Plymouth Hoe, Plymouth