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# LUKE BOON

POWERED BY  
**exp** <sup>UK</sup>  
*Personal Estate Agent*



2 BEDROOMS



1 RECEPTION ROOMS



2 BATHROOM



705 SQ.FT



LEASEHOLD

## CITADEL ROAD PLYMOUTH, PL1 3AU OFFERS OVER £200,000

Exquisite ground floor apartment filled with period features. Open plan living space, two double bedrooms, two bathrooms & garden access. Historic holiday let. No onward chain.



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Citadel Road is situated on Plymouth Hoe, moments away from the world famous Plymouth Hoe Promenade. The apartment is within walking distance to Plymouth City Centre, King Point Marina, West Hoe and a local bus route and an array of local amenities.

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.

You enter the apartment into the hallway, which has doors opening into the open plan living space, both double bedrooms, the bathroom and the shower room. The hallway is superbly presented, with a large utility cupboard which has plumbing and space for a washer/dryer.

The apartment is full of period features, with the open plan living space having two large sash windows with wooden shutters, a beautiful feature fireplace and an ornate ceiling rose and architraves. The main living space has a wonderfully equipped, fully fitted kitchen plus space for a large amount of large furniture.

Both bedrooms are a good double size, with the main bedroom having a large window to the rear elevation, with wooden shutters, plus a plethora of period features, including a ceiling rose and architraves. Bedroom two is a good double size, with a window and door to the rear elevation.

Both the bathroom and shower room have been fully refurbished and have a real luxurious feel. The bathroom has a large bath with a shower overhead, a low level w/c, hand wash basin, heated towel rail and extraction fan. The bathroom has tiled splash backs, plus a hatch leading up to a small loft space, perfect for additional storage.

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The shower room has a large walk in shower, with herringbone styled tiled splash back, a hand wash basin and a large storage cupboard which houses the combi-boiler. The shower room has a tiled floor with a large window to the side elevation.

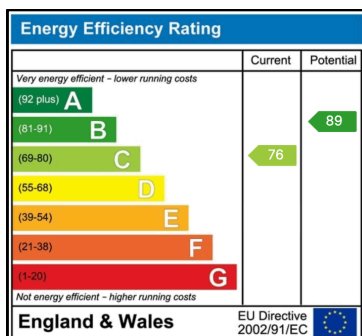
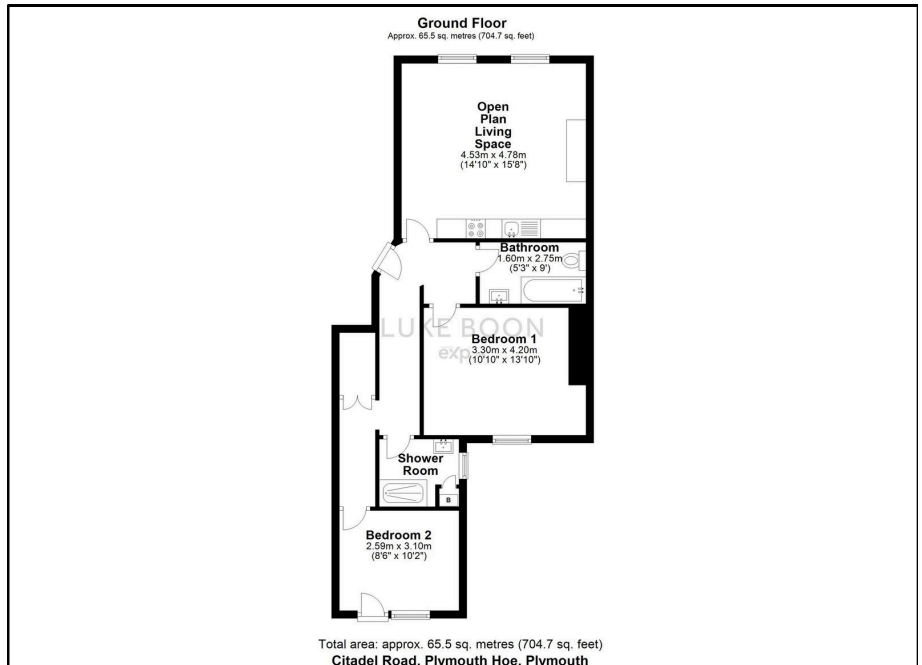
The property has undergone an extensive renovation and is finished throughout to a fabulous standard. The lease allows short term/holiday letting making this an excellent investment opportunity if required. The property has been previously let on Air BnB, achieving £105 per night.

Externally, the property has access to a communal rear courtyard which is shared with the other apartments in the building. This is accessed via the second bedroom.

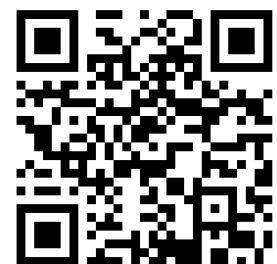
The apartment also qualifies for a residential parking permit which can be purchased via Plymouth City Council for £45 a year.

#### Tenure & Services

Tenure - Leasehold  
Lease Length - 88 Years  
Service Charge & Ground Rent - £1400 & £60 Per Annum  
EPC - C  
Council Tax Band - A  
Plymouth Hoe Conservation Area



<b>Local Authority</b>		<b>Council Tax</b>	
Plymouth		Band:	A
		Annual Price:	£1,550
<b>Conservation Area</b> ?		<b>Flood Risk</b>	
The Hoe		Very low	
<b>Floor Area</b>		<b>Plot Size</b>	
753 ft <sup>2</sup> / 70 m <sup>2</sup>		-	
<b>Mobile Coverage</b>		<b>Broadband</b>	
EE	●	Basic	15 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
<b>Satellite / Fibre TV Availability</b>			
BT	✓		
Sky	✓		
Virgin	✓		



Website Link