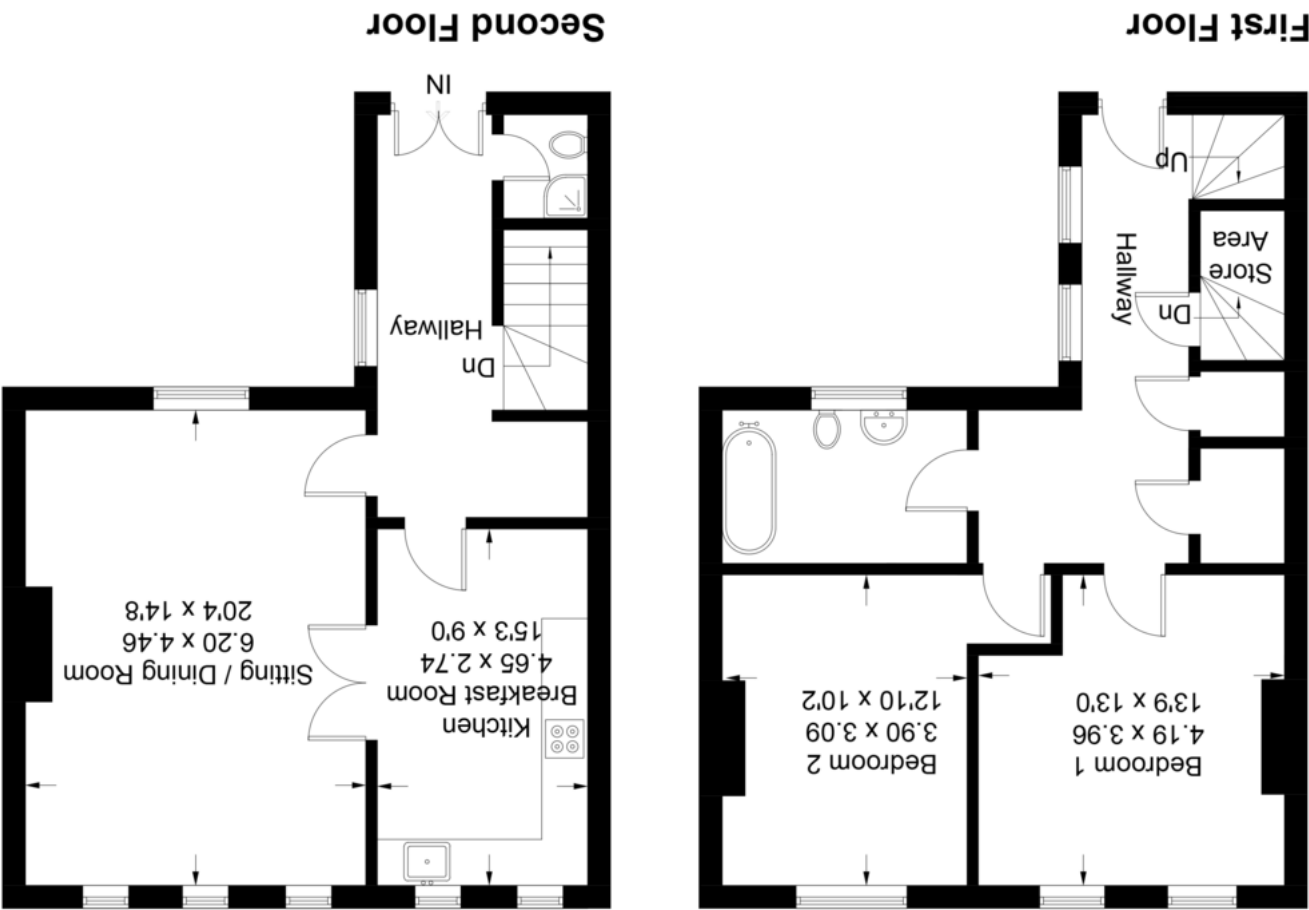


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Flat 3, 2 Elliot Terrace

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ESTATE AGENTS





LOCATION

Situated on the 1st and 2nd floors in the centre of an historic terrace of houses running across the rear of The Hoe and within easy reach of the city centre with the nationally renowned Theatre Royal, Drake Circus shopping complex and the historic Barbican with a fine selection of restaurants, cafes and bespoke boutiques.

Elliot Terrace is a land mark Grade II \* Listed terrace that forms an important part of Plymouth's history and was erected in 1869 by John Pethick, a leading Victorian property developer. Sir Arthur Conan Doyle, creator of Sherlock Holmes, lived at 6 Elliot Terrace during 1882 and in 1919, Nancy Astor, the first woman to take her seat as a Member of Parliament, lived with her husband at number 3 Elliot Terrace whilst number 2 Elliot Terrace was used as private residences including retirement residences for previous employees.

DESCRIPTION

The apartment is entered via an imposing Gothic-style porch with Corinthian columns into the communal entrance hall with stairs rising to the second floor giving access to the apartment occupying the first and second floors where the accommodation is spacious with high ceilings and includes many period features. The front door opens into a long hallway with a cloakroom/WC and a range of deep walk in store cupboards and a winding staircase leading down to the bedroom accommodation on the first floor of the building.

The kitchen/breakfast room has been fitted with a modern range of cupboards and eye level units incorporating a one and a half bowl sink unit, integrated electric oven and 4 ring gas hob with extractor over and space for a fridge/freezer and washer/dryer. From here there are glazed folding doors opening into a light and airy sitting/dining room with four sets of timber sash windows. On the first floor the accommodation is again generous in proportion with two double bedrooms and a newly fitted family bathroom comprising P shaped bath with glazed screen and shower attachment over, wash hand basin with vanity cupboard below, WC, chrome heated towel rail and tiled flooring. From the hallway there are three walk-in storage cupboards and second entrance door opening out on to the communal first floor landing. Parking is provided via Plymouth City Council Residents Permit Scheme.

TENURE & SERVICES

Leasehold: 999 year lease from 1987  
Service Charge: 19% share of the annual service charge (approx. £931.38).  
Ground Rent:  
Council Tax: Band E

