



ELLIOT STREET, PLYMOUTH HOE

PLYMOUTH, PL1 2BA

**ATWELL
MARTIN**
ESTATE AGENTS

“Overall, this duplex apartment offers spacious living accommodation and is perfect for someone who is looking at downsizing. The space on offer is really hard to find in an apartment located on The Hoe and with the outside space which is included and the sea views that are on offer, this apartment really does have the wow factor.”

Luke Boon, Branch Manager





Elliot Street, Plymouth Hoe, PL1 2BA

Exquisite duplex apartment located on the doorstep of Plymouth Hoe, with a large south west facing roof terrace, balcony, sea views, three double bedrooms and two large reception rooms. Complete with allocated off road parking and no onward chain.

- Three Double Bedroom Waterside Apartment
- Duplex Apartment
- Large South West Facing Roof Terrace
- Balcony
- Sea Views
- Allocated Parking
- Master En-Suite
- Family Bathroom & Cloakroom
- Large Lounge & Dining Room with Well Equipped Fitted Kitchen
- No Onward Chain

Torpoint	3.5 Miles
Plymouth City Centre	1.3 Mile
Truro	56.9 Miles
Exeter	44.9 Miles
Plymouth Railway Station	1.6 Miles
Exeter Airport	48.5 Miles

LOCATION

This development has been recently developed from the Astor Hotel and is located moments away from the world famous Plymouth Hoe Promenade. Elliot Street is one of the most sought after addresses within Plymouth and Plymouth Waterfront and gives easy access to the vibrant City Centre and historic Barbican. There is lift access up to the second floor and a video telephone entry system for additional security. The communal areas are immaculately presented and there is access out to the front where the allocated parking space is located.

Plymouth is home to the famous Theatre Royal and Drakes Circus shopping and leisure complex. Plymouth gives easy access into Cornwall and to Exeter via the A38 Devon Expressway and M5 Motorway. There is a Continental Ferry Port which regularly sails across to mainland Europe, and a smaller ferry crossing across to Torpoint in Cornwall.

THE PROPERTY

Located on the second floor, you enter the property into the dining room. The dining room is a superb size and has a set of double doors which open into the kitchen, as well as dual access into the lounge and space for a study. The dining room is wonderfully presented and has three windows to the side elevation flooding the room with natural light. There is access to a large cloakroom which has a low level w/c, hand wash basin and is fully tiled with a large mirrored splashback.







The kitchen is well equipped with a range of wall and base mounted units, complete with a work surface over. There is a range of integrated appliances, including a wine fridge, fridge/freezer unit, a dish washer and electric oven. There is ample storage space with a continuation of a solid oak floor which runs into the dining room. There is a large window to the rear elevation which catches the afternoon sun and overlooks the surrounding area.

The lounge has a large bay window to the side elevation, which has uninterrupted views out towards Plymouth Sound. The lounge is a fantastic size and has space for a wide range of furniture and is superbly presented. There is access to the third bedroom and a door leading out to the hallway. The third bedroom has a window to the rear elevation and a large wardrobe for storage. The bedroom is a good double size and is immaculately presented.

The hallway has a large utility cupboard which has space and plumbing for a washing machine and tumble dryer which is located under the stairs. There are stairs up to the first floor landing and has access to the roof terrace. The first floor landing leads to both bedrooms one and two and the family bathroom. The landing has solid oak flooring and space for a range of furniture.

The master bedroom is a great double size and has access out onto the balcony and access into the en-suite shower room. There is a range of Sharps fitted wardrobes which utilise the space superbly. The en-suite is fully tiled and has a low level w/c, hand wash basin, a large walk in shower, heated towel rail and a sash window to the side elevation. The en-suite is fully tiled and is superbly presented.

Bedroom two is also a great double size with a large sash window to the rear elevation. There is ample storage space and a loft hatch. The family bathroom

has a panelled bath with a mixer shower overhead, a low level w/c and a hand wash basin. The family bathroom is fully tiled and has a heated towel rail to finish.

Overall, this duplex apartment offers spacious living accommodation and is perfect for someone who is looking at downsizing. The space on offer is really hard to find in an apartment located on The Hoe and with the outside space which is included and the sea views that are on offer, this apartment really does have the wow factor.

OUTSIDE

Externally, there is a large roof terrace complete with lighting and composite decking. The roof terrace is south westerly facing and catches the sun from 10:30 until late evening. There is ample space for a large bistro set and sun loungers. The balcony has space for a small Bistro set and is a perfect spot for a morning coffee and offers fantastic views over Plymouth Sound. The property also has an allocated parking space and external storage shed.

TENURE & SERVICES

Tenure – Leasehold

Lease Length – 245 Years

Service Charge & Ground Rent – £2034.80 & £350.00 Per Annum

Services – Mains water, electricity, gas, drainage & broadband

EPC –

Council Tax Band - F

PRICE - £460,000



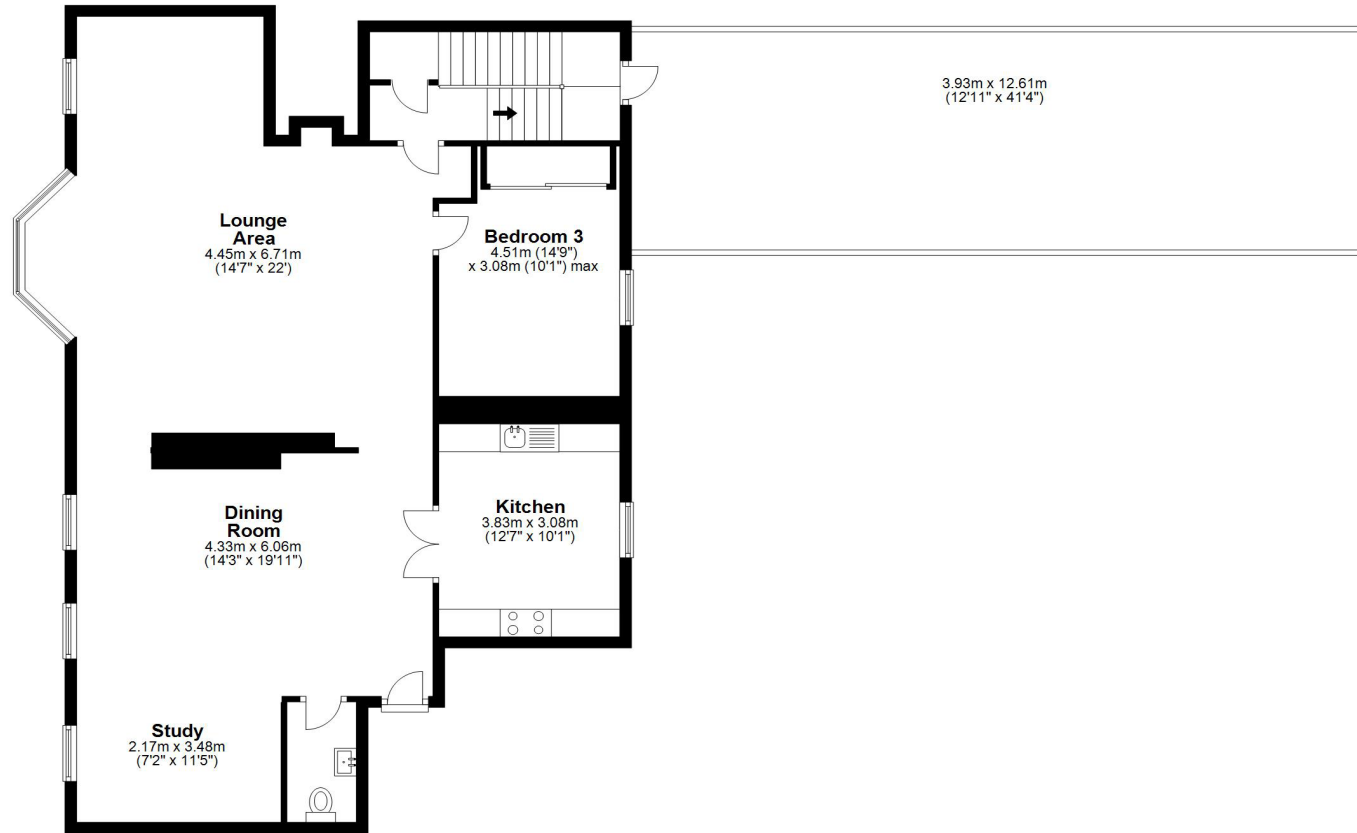
“Externally, there is a large roof terrace complete with lighting and composite decking. The roof terrace is south westerly facing and catches the sun from 10:30 a.m. until late evening. The roof terrace is the perfect spot to enjoy a glass of wine with family and friends in the evening sun.”





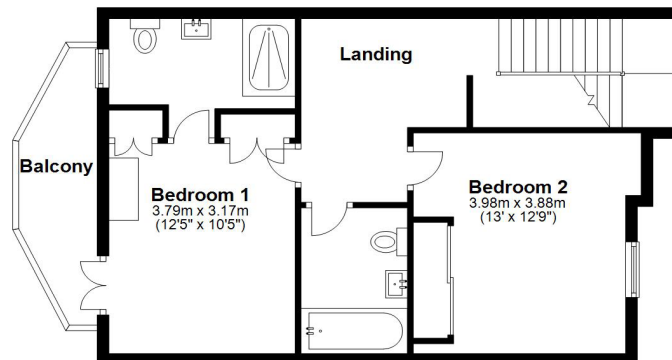
Second Floor

Approx. 107.7 sq. metres (1159.8 sq. feet)



Third Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



Total area: approx. 162.9 sq. metres (1753.7 sq. feet)
Elliot Street, The Hoe, Plymouth

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Meet the Sales Team



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