



Flat 4 The Esplanade, The Hoe, Plymouth PL1 2PJ

welcome to

Flat 4 The Esplanade, The Hoe, Plymouth

WONDERFUL WATERSIDE PROPERTY!! A fantastic opportunity to acquire this spacious TWO BEDROOM upper floor flat located in the centre of Plymouth Hoe! Perfect for first time buyers, investors or anyone looking for a Holiday Let in pristine condition overlooking the Hoe Promenade, with NO CHAIN!



Living Room

13' 7" x 13' 1" (4.14m x 3.99m)

Front facing single glazed sash window, rear facing upvc double glazed window, skylights, electric fireplace, two radiators, TV and telephone point, built in storage cupboard.

Kitchen

11' 8" x 11' 1" (3.56m x 3.38m)

Rear and front facing upvc double glazed windows, fitted kitchen, matching wall and base units, work surface, tiling, inset stainless steel one and a half bowl sink with mixer tap, electric hob with oven below and cooker hood above, built in fridge, freezer, dishwasher and washing machine, two radiators, built in storage cupboard.

Bedroom One

14' 4" x 11' 1" (4.37m x 3.38m)

Two rear facing upvc double glazed window, radiator, door to en-suite.

En-Suite Shower Room

Front facing upvc double glazed window, shower cubicle, low level wc, wash hand basin, radiator, tiling, extractor fan.

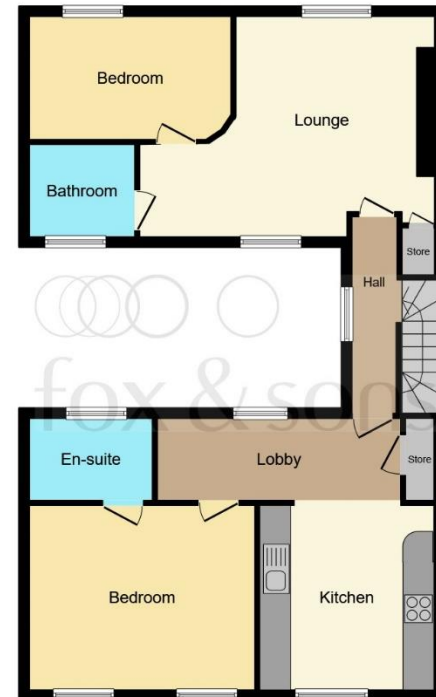
Bedroom Two

12' 4" x 7' 8" (3.76m x 2.34m)

Front facing single glazed sash window, radiator, eaves storage.

Bathroom

Rear facing single glazed window, bath with shower over, low level wc, wash hand basin, radiator, tiling.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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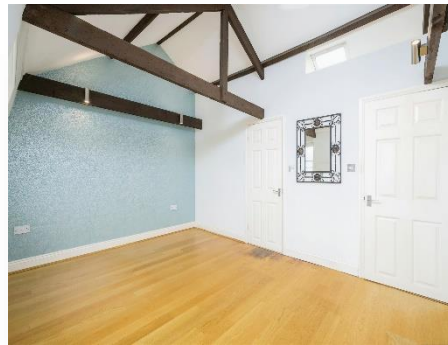
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Flat 4 The Esplanade, The Hoe, Plymouth

- Upper floor apartment in the centre of the Hoe
- Two bedrooms, a bathroom and en-suite shower room
- Grade II listed character property in Plymouth
- Perfect for first time buyers or as a Holiday Let
- Far reaching sea view over the Hoe Promenade

Tenure: Leasehold EPC Rating: G

£230,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
MUP107577 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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